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PROGRAMMING AREA ANALYSIS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP

P R O G R A M M I N G

A R E A

A N A L Y S I S

A Special Study Undertaken as a Part of
the San Francisco Community Renewal Program

Arthur D. Little, Inc.

June 1965

T A B L E O F C O N T E N T S

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Section 7.	Public Facilities

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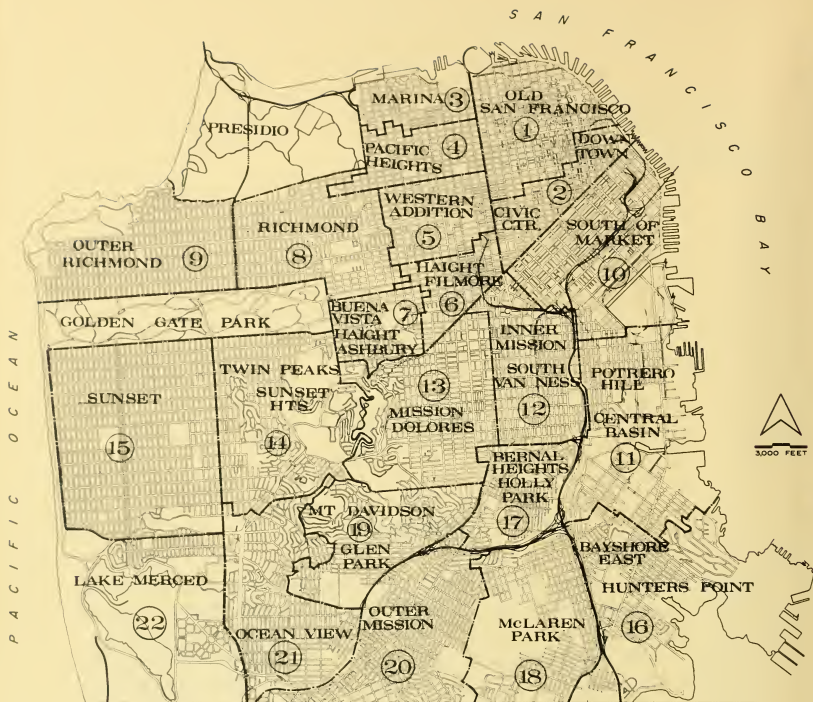
I N T R O D U C T I O N A N D
A R E A D E F I N I T I O N S

INTRODUCTION

This is one of a set of reports compiled by Arthur D. Little, Inc. to meet special requirements of the San Francisco Community Renewal Program. The set contains 22 reports in all; one for each "CRP Programming Area" (see map on reverse). Each report includes information on: land use; population characteristics and trends; housing characteristics and trends; social and physical problems; construction and improvement activity; and public facilities. This data is provided for the Programming Area as a whole and for various types of sub-areas within the Programming Area.

Data from these reports were, of course, extensively used in the programming operations which led to the recommendations of the final CRP Report. This

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should be regarded, however, as a first step. The same information should prove to be of great value in meeting further needs of a variety of San Franciscans who are concerned about their City's future. First of all, they are designed to benefit the City's proposed Development Coordinator and the many departments concerned with renewal and development. With the same factual information available to all City officials from these reports and other CRP publications, coordination should be improved.

Many private citizens should also be interested in these reports although they may not need to review the entire set. Prospective builders should find much of the data to be extremely valuable in their analysis of prospective market conditions, building opportunities, etc. The individual residents and neighborhood associations within these areas should also find the reports to be of interest and value. With the information they provide, a neighborhood group can become well informed about its environment and can set goals and make plans for both change and improvement in a realistic way.

Some of the information in these reports has been published in the past. However, it is for the most part recorded in a form that has made it very difficult to use. Our intention in bringing it together in this form is to make it immediately usable; these data have never before been assembled in one place for comparative purposes. By combining existing information with much that is totally new, these reports also fill many missing links. They attempt to construct a meaningful, comprehensive portrait of conditions and trends in each area.

It is hoped and intended that these reports will be revised and expanded in the future as new data become available. If maintained on a current basis, they could become an orderly historical record of each area; showing the gradual transition of ideas and planning concepts as well as physical, social and economic conditions.

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It should be noted that these reports are supplements to the Community Renewal Program Final Report. This should be required reading for all who want to understand the area reports adequately. Many other CRP publications, especially the San Francisco Fact Book, also help to round out the knowledge and insights to be gained from these pages.

In the preparation of this report, the Arthur D. Little, Inc. staff was aided greatly by the use of maps and existing data from the San Francisco Department of City Planning. We wish to express our thanks to the Department and other City officials who aided in this preparation.

AREA DEFINITIONS

In this report all data is provided on the basis of sub-areas defined for the United States Census of Population and Housing. These areas are somewhat arbitrarily drawn: their boundaries are not always "real" boundaries in the social, economic or physical sense. Nonetheless, the Census is the richest source of information for the purposes of program analysis and, therefore, Census areas are the best available.

The areas we have used are defined as follows:

1. Enumeration Districts. Enumeration Districts are relatively small units. The average Enumeration District contains eight to ten blocks, 250 housing units and 1,200 people. This is established as the amount that can be canvassed by one Census Enumeration in one day. There are approximately 600 of these units in San Francisco. Their size permits the most detailed analysis of internal variations within the City, although the information available at the Enumeration District level is not very broad.
2. Census Tracts. Census Tracts are groupings of Enumeration Districts, and are the most frequently used units for data publication. There are 127 Census Tracts in the City, according to the 1960 delineations.

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3. CRP Neighborhoods. CRP Neighborhoods are special units defined for the San Francisco CRP study. They are roughly comparable in size and number to Census Tracts (106 in San Francisco) and are also made up of groupings of Enumeration Districts. One important difference exists, however. Neighborhoods are relatively homogeneous internally with respect to major population and housing characteristics, whereas Census Tracts are much more arbitrarily defined. For this reason, Neighborhoods were used for the preparation of a special data tape including numerous significant cross-tabulations which are not published elsewhere. (See Section 2.)

4. Programming Areas. Programming Areas, shown on the preceding map, are groupings of CRP Neighborhoods. This report, like the others in the series, presents information about a single Programming Area and the CRP Neighborhoods and Enumeration Districts within it. Programming Area boundaries also conform fairly closely to groupings of Census Tracts. Therefore, some data on the Tract basis is also included. This should be used with care, however. Some Tracts do overlap Programming Area lines. In these cases the Tract has been assigned, in total, to one of the Programming Areas even though a part of it lies outside of that area.

Precise definitions of the areas described above are shown on the following maps. In using any of the data in this report, the reader should refer back to these maps and the opening paragraphs of the Section under study to determine the precise units and boundaries involved.



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ENUMERATION DISTRICTS

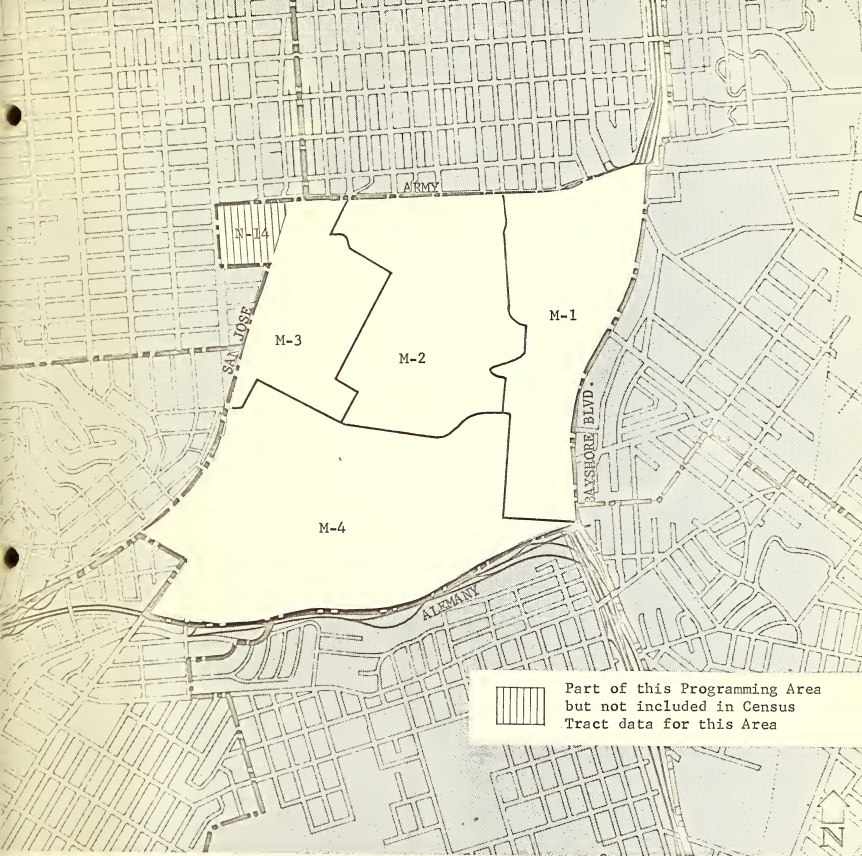
Programming Area 17

Source: 1960 Census of Population and Housing

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C E N S U S T R A C T

Programming Area 17

Source: 1960 Census Tracts, San Francisco Department of City Planning

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S E C T I O N 1

T O P O G R A P H Y A N D L A N D U S E

The following maps and tables, developed by the San Francisco Department of City Planning, contain detailed topographical and land use information. The maps are at a scale of: 1" = 1500'.

The first map in the series shows the topography of the Programming Area, superimposed over the street pattern. Contours are drawn at 50' intervals.

The remaining maps indicate the land use pattern in the Programming Area as recorded in the Department's 1961-1964 Land Use Survey. Separate maps are provided for five basic categories: Residential, Secondary Residential, Commercial, Industrial and Vacant. All uses are indicated on a parcel-by-parcel basis. The table on the reverse of this page shows the distribution of total land use in San Francisco by detailed categories from both the

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LAND USE DATA - CITY-WIDE
Compiled from the 1947-48 and 1961-64 Land Use Surveys
Areas in Acres

Land Use Category	1961-64 Land Use	1947-48 Land Use	Percentages of 1961-64 Land Use by	
			City-Wide Net Acreage	Category Heading
Gross Area of City	30,095.00			
Net Area of City	22,601.49	22,284.99	100.0%	
RESIDENCE TOTAL	9,037.11	8,239.65	40.0	100.0%
Single Family Detached	1,810.07	2,089.17	8.0	20.0
Single Family Row	4,406.41	3,586.52	19.5	48.7
Two Family	1,114.50	1,020.49	4.9	12.3
Three to Four Family	475.16	442.68	2.1	5.3
Five to Nine Family	312.95	235.90	1.4	3.5
Ten Family & Over	512.78	370.56	2.3	5.7
Rooming & Boarding Houses	33.46	44.64	.1	.4
Hotel & Motel	42.61	22.66	.2	.5
Public Housing	329.17	427.03	1.5	3.6
COMMERCE TOTAL	1,478.00	1,232.57	6.5	100.0%
Retail & Offices	931.82	819.52	4.1	63.0
Gas Station	108.48	91.41	.5	7.3
Commercial Garage	64.17	80.89	.3	4.3
Wholesale	20.98	54.74	.1	1.4
Parking, Used Car Lot	303.57	92.08	1.3	20.5
Other Open Air Commerce	48.98	93.93	.2	3.3
INDUSTRY TOTAL	1,463.89	1,253.96	6.5	100.0%
Structural Light	551.87	443.73	2.4	37.7
" Intermediate	315.21	254.99	1.4	21.5
" Heavy	162.08	261.53	.7	11.1
Open Air Light	83.65	35.47	.4	5.7
" Intermediate	218.59	159.19	1.0	14.9
" Heavy	132.49	99.05	.6	9.1
UTILITY TOTAL	954.19	1,071.57	4.2	100.0%
Trucks & Bus Terminals	3.98	26.81	-	.4
Railroad Tracks & Terminals	280.45	300.39	1.2	29.4
Lakes & Reservoirs	585.28	674.84	2.6	61.3
Other Utilities	84.48	69.53	.4	8.9
INSTITUTION TOTAL	439.65	352.32	1.9	100.0%
Private & Parochial Schools	143.26	91.40	.6	32.6
Homes & Hospitals	123.18	156.17	.5	28.0
Churches, Convents, etc.	129.49	86.06	.5	29.4
Other Institutional Uses	43.72	18.69	.2	9.9
PUBLIC TOTAL	6,593.94	5,397.51	29.2	100.0%
Public Recreation	2,946.83	2,370.83	13.0	44.7
Public Schools	544.66	300.77	2.4	8.3
Other Public Uses	3,102.45	2,725.91	13.7	47.1
PRIVATE RECREATION	363.57	298.26	1.6	100.0%
VACANT TOTAL	2,271.14	4,439.15	10.0	100.0%

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1961-1964 and the 1947-1948 end use surveys. The table on the next page shows 1961-1964 survey data for all Census Tracts in this Programming Area. Further tabular information is contained in: The Use of Land in San Francisco, San Francisco Department of City Planning, October 1964.

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PROGRAMMING AREA 17

San Francisco
Summary Land Use Data by Census Tracts
1961-64 Land Use Survey
(In acres)

Census Tract	Total Gross Acreage	Total Net Acreage	Residence	Commerce	Industry	Utility	Institution	Recreation Private	Recreation Public	Other Public	Vacant
M 1	138.11	91.85	39.27	6.11	5.88		.23			23.19	17.17
M 2	165.58	112.71	67.27	4.94	.79	.10	2.22		2.10	24.09	11.20
M 3	93.15	61.32	37.51	16.43	1.22		3.40			.02	2.74
M 4	284.74	195.36	131.84	7.45	.80	7.90	.98		21.79	10.01	14.59
Total	681.58	461.24	275.89	34.93	8.69	8.00	6.83		23.89	57.31	45.70
*P.A. 17											

*Omits part of Tract N-14 which is in this Programming Area.



TOPOGRAPHY

Programming Area 17

Source: San Francisco Department of City Planning

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LAND USED FOR RESIDENCE

Programming Area 17

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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SECONDARY RESIDENTIAL USE

Programming Area 17

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

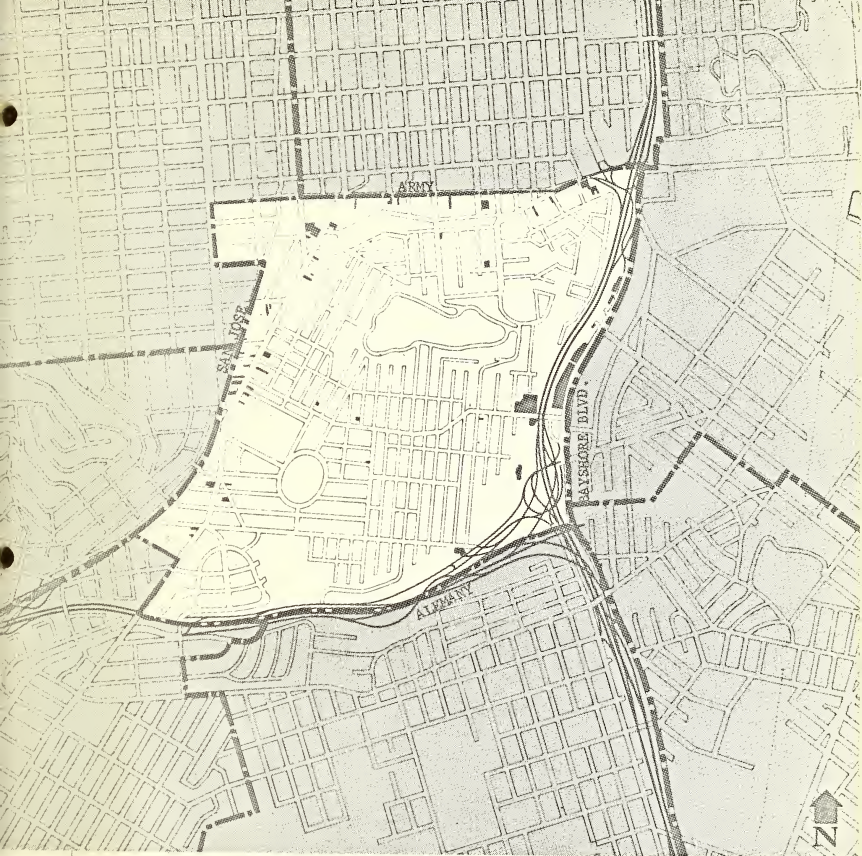




LAND USED FOR COMMERCE

Programming Area 17

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning



LAND USED FOR INDUSTRY

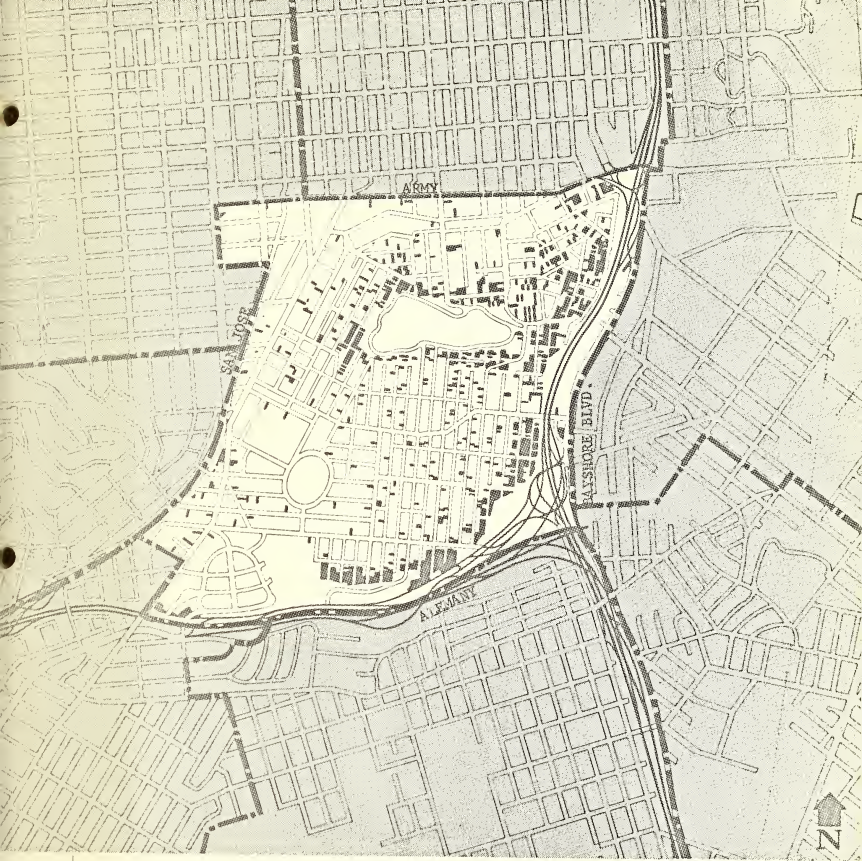
Programming Area 17

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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VACANT LAND

Programming Area 17

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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SECTION 2

HOUSEHOLDS AND HOUSING COMPOSITION, 1960, BY CRP NEIGHBORHOOD

Normally, the Bureau of the Census publishes housing and household characteristics data on a "single-attribute" basis. Census publications show separately, for example, the total number of Negro households with an annual income of less than \$4,000, and the total number of households with 3 to 4 persons. They do not show, however, the precise number that share each of these characteristics; that is, the number of Negro households which earn less than \$4,000 and have 3 to 4 persons. Yet, this latter type of information - data presented on a "cross-tabulated" basis - is much more useful for analytical purposes. It permits the identification of needs and conditions in a more precise and meaningful way. It allows researchers to understand a great deal more about what an area is like, what changes it is likely to experience and what might be done to solve problems and take advantage of opportunities.

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For these reasons, a special Census Computer Tape was ordered as a part of the San Francisco CRP study. Summary outputs from this tape are provided for each Neighborhood in the Programming Area on the following pages.

The special Census Tape is unique in the amount of detailed information it provides. It includes information not only on the relationship of all household characteristics to each other, but also the relationship of all housing characteristics to each other and in turn, of all household characteristics to all housing characteristics. Thus, it identifies in a very precise way, the types of families that lived in San Francisco in 1960 and the number of the various housing types they occupied. The data is not broken down on so fine a basis, however, as to permit disclosure of the characteristics of individual households and structures.

The summary information from the tape for this Programming Area is presented in several sets of tables. In order, there is a set of tables for the City as a whole, the Programming Area as a whole, and then a comparable set for each Neighborhood in the area. The data presented in these tables are similar to those on the tape itself but are not disaggregated so finely, and do not include as much detailed information as to which households live in which housing types.

Table 1 in each set describes all households according to income, race and household type-size. Table 2 shows all rental housing units by rent level, condition, structure type and unit size. Table 3 is similar to Table 2, but covers owner-occupied, single-family homes. Tables 4 and 5 are concerned with particular rental housing-condition relationships. The former is a cross-tabulation of the condition of housing units by the age of those units. The latter shows condition by overcrowding ("persons/room"). Table 6 indicates the racial composition and type-size of households which occupy substandard units - an especially important body of information in that these are the people who will be primarily affected by most future renewal efforts. Table 7 shows the relationship of household type and income to rent paid for housing.

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An eighth table is included in the City and Programming Area sets but not for the individual Neighborhoods. This table shows an even more detailed breakdown of the 1960 housing units by 23 type-size-tenure categories and 4 condition categories. These categories, called "j" and "c" types respectively, were used as the basic housing type and condition accounts in the CRP simulation model and in many other aspects of CRP housing analysis.

In the summary tables, the following definitions and notes apply; all other material should be self-explanatory.

1. In Tables 2, 3, 4 & 5, Condition 4 includes all dilapidated units and deteriorating units with one or more plumbing facilities missing; Condition 3 includes deteriorating units with no facilities missing and sound units with one or more facilities missing; Conditions 1 and 2 include the remaining units - that is, sound units with no facilities missing.

2. In Table 1 "HEAD UNDER 35", "HEAD 35-59" and "HEAD OVER 60" refer to the age of the head of the household.

3. In Tables 1, 6 and 7, "3+ PERS", "2-4 PERS", etc. refer to the total number of persons in the household. "NO CH" defines households in which there are no children under 18 years of age. "W/CH" means that one or more of such children are in the household.

4. In Table 7, "LT \$ 4" means Less Than \$40 Rent per month; "GT \$ 4" means Greater Than \$40 Rent per month; etc.

5. In the eighth table - housing unit inventory data for the Total City and Total Programming Area only - condition classes are the same as described in Note 1. above. The "J Type" - housing unit type - entries are headed in the following way: "SF/Rent/1-2" or "2-4/Own/1-4". In these headings the number or letters before the first slash refer to the type of structure; e.g., Single Family or 2-4 units. The words Rent or Own refer

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to the tenure of the unit. The numbers following the last slash refer to the number of rooms per unit.

The table below shows the relationship of the Census Tape to the Summary Tables as to level of detail.

Attribute	No. of Classes	No. of Classes
	(Census Tape)	(Summary Tables 1-7)
<hr/>		
HOUSEHOLDS		
Size (No. of Persons)	6	5
Type	5	2
Income	15	5
Age of Head	3	3
Race	4	3
<hr/>		
HOUSING UNITS		
Size (No. of Rooms)	7	3
Structure Type	3	3
Rent	11	5
Value	10	5
Age	6	4
Tenure	2	2
Condition	9	3
<hr/>		

The special Census tables included in this report are but a few of the outputs which can be obtained from the computer tape.

Copies of five additional tables for each Neighborhood and Programming Area are on file with the Department of City Planning. These tables provide additional and more detailed information than the summary tables included herein.

Table 1, entitled "Living Conditions in Rental Housing Units" provides a cross-tabulation of the following attributes in rental units: persons per

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room (4 classes), housing condition (4 classes), household income (12 classes), and rent paid (7 classes). For example, from this table it could be determined on a Neighborhood basis how many households earning between \$2,000 and \$3,000 live in rental units renting between \$40 and \$59 and which are overcrowded and seriously substandard.

Table 2, entitled "Living Conditions in Owner-Occupied Housing Units" is similar to Table 1 except that it relates to owner-occupied single-family structures and substitutes 5 classes of dwelling value for the 7 classes of rent paid.

Table 3, entitled "Characteristics of Rental Housing Stock" cross-correlates structure types (3 classes), number of rooms per unit (3 classes), rent paid (7 classes), housing condition (3 classes), and age of structure (4 classes).

Table 4, entitled "Characteristics of Single-Family, Owner-Occupied Structures" is similar to Table 3 except that it contains 5 classes of dwelling value for the 7 classes of rent paid.

Table 5 is entitled "Characteristics of Occupants of Substandard Housing". This table cross-correlates separately for occupants of substandard housing and seriously substandard housing the following attributes: (a) income (6 classes), (b) race (3 classes), (c) occupation (5 classes), (d) household size (5 classes), and (e) age (3 classes).

In addition to these tables, the tape itself has been deposited with the Department of City Planning whose staff will be able, thereby, to obtain additional "cross-tabulations" for more detailed and special purpose analyses.

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	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	6885	4364	1405	640	208	13502
2 PERS - NO CH	1931	2496	2926	3891	989	12233
3+PERS - NO CH	192	205	242	572	886	2097
2-4PERS - W/CH	3228	4022	3540	2353	708	13851
5+ PERS - W/CH	862	1444	1603	1276	451	5630
TOTAL	13098	12531	9710	8732	3242	47319
HEAD 35-59						
1 PERSON	16737	11450	4179	2057	958	35381
2 PERS - NO CH	4221	6355	7212	10195	5603	33586
3+PERS - NO CH	467	817	1372	3501	3720	9877
2-4PERS - W/CH	4087	5229	6344	7354	4301	27315
5+ PERS - W/CH	1024	2330	3432	4275	3243	14304
TOTAL	26536	26161	22539	27382	17825	120463
HEAD OVER 60						
1 PERSON	29185	5160	1691	1086	761	37883
2 PERS - NO CH	11502	6512	5431	4763	3500	31708
3+PERS - NO CH	1050	1087	1541	2487	2618	8783
2-4PERS - W/CH	737	506	370	488	442	2549
5+ PERS - W/CH	104	144	110	316	330	1004
TOTAL	42578	13409	9149	9140	7651	81927
GRAND TOTAL	82212	52121	41404	45254	28718	249709
NEGRO						
HEAD UNDER 35						
1 PERSON	850	261	25	11	6	1153
2 PERS - NO CH	380	310	226	153	10	1079
3+PERS - NO CH	56	17	36	66	24	199
2-4PERS - W/CH	1517	559	230	185	24	2515
5+ PERS - W/CH	917	638	273	161	16	2005
TOTAL	3720	1785	790	576	80	6951
HEAD 35-59						
1 PERSON	2088	410	136	5	10	2649
2 PERS - NO CH	973	952	632	513	100	3170
3+PERS - NO CH	128	269	264	312	224	1197
2-4PERS - W/CH	1028	768	586	387	131	2900
5+ PERS - W/CH	765	831	684	595	244	3119
TOTAL	4982	3230	2302	1812	709	13035
HEAD OVER 60						
1 PERSON	741	39	26	5	0	811
2 PERS - NO CH	359	144	108	41	10	662
3+PERS - NO CH	44	52	46	43	15	200
2-4PERS - W/CH	104	48	39	22	0	213
5+ PERS - W/CH	22	26	15	18	22	103
TOTAL	1270	309	234	129	47	1989
GRAND TOTAL	9972	5324	3326	2517	836	21975

	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	740	323	67	18	17	1165
2 PERS - NO CH	262	198	198	254	87	999
3+PERS - NO CH	20	19	10	56	48	153
2-4PERS - W/CH	461	423	299	332	50	1565
5+ PERS - W/CH	159	284	161	189	68	861
TOTAL	1642	1247	735	849	270	4743
HEAD 35-59						
1 PERSON	1926	588	151	29	11	2705
2 PERS - NO CH	441	400	264	235	59	1399
3+PERS - NO CH	86	108	186	287	209	876
2-4PERS - W/CH	737	639	546	595	182	2699
5+ PERS - W/CH	596	812	740	821	414	3383
TOTAL	3786	2547	1887	1967	875	11062
HEAD OVER 60						
1 PERSON	1820	75	22	6	0	1923
2 PERS - NO CH	353	179	58	54	10	654
3+PERS - NO CH	63	104	101	169	191	628
2-4PERS - W/CH	104	83	23	26	5	241
5+ PERS - W/CH	0	67	47	69	47	230
TOTAL	2340	508	251	324	253	3676
GRAND TOTAL	7768	4302	2873	3140	1398	19481
TOTAL						
HEAD UNDER 35						
1 PERSON	8475	4948	1497	669	231	15820
2 PERS - NO CH	2573	3004	3350	4298	1086	14311
3+PERS - NO CH	268	241	288	694	958	2449
2-4PERS - W/CH	5206	5004	4069	2870	782	17931
5+ PERS - W/CH	1938	2366	2037	1626	535	8502
TOTAL	18460	15563	11241	10157	3592	59013
HEAD 35-59						
1 PERSON	20751	12448	4466	2091	979	40735
2 PERS - NO CH	5635	7707	8108	10943	5762	38155
3+PERS - NO CH	681	1194	1822	4100	4153	11950
2-4PERS - W/CH	5852	6636	7476	8336	4614	32914
5+ PERS - W/CH	2385	3973	4856	5691	3901	20806
TOTAL	35304	31958	26728	31161	19409	144560
HEAD OVER 60						
1 PERSON	31746	5274	1739	1097	761	40617
2 PERS - NO CH	12214	6835	5597	4858	3520	33024
3+PERS - NO CH	1157	1243	1688	2699	2824	9611
2-4PERS - W/CH	945	637	438	536	447	3003
5+ PERS - W/CH	126	237	172	403	399	1337
TOTAL	46188	14226	9634	9593	7951	87592
GRAND TOTAL	99952	61747	47603	50911	30952	291165

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

		RENT					TOTAL
		LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2							
SINGLE FAMILY							
1-2 ROOMS	259	876	321	82	20	1558	
3-4 ROOMS	666	3845	3564	1991	202	10268	
5+ ROOMS	807	2552	3834	3374	1097	11664	
TOTAL	1732	7273	7719	5447	1319	23490	
2-4 UNITS							
1-2 ROOMS	499	2100	676	162	20	3457	
3-4 ROOMS	1160	10021	7999	2500	491	22171	
5+ ROOMS	790	4642	7601	4292	1377	18702	
TOTAL	2449	16763	16276	6954	1888	44330	
5+ UNITS							
1-2 ROOMS	2263	20115	11619	1529	439	35965	
3-4 ROOMS	2350	13901	15447	9334	2529	43561	
5+ ROOMS	414	2077	1739	1250	1771	7251	
TOTAL	5027	36093	28805	12113	4739	86777	
TOTAL	9208	60129	52800	24514	7946	154597	
CONDITION 3							
SINGLE FAMILY							
1-2 ROOMS	222	144	26	5	0	397	
3-4 ROOMS	100	696	226	17	0	1039	
5+ ROOMS	63	401	290	107	0	861	
TOTAL	385	1241	542	129	0	2297	
2-4 UNITS							
1-2 ROOMS	777	648	86	4	0	1515	
3-4 ROOMS	371	2247	561	30	15	3224	
5+ ROOMS	92	670	794	81	6	1643	
TOTAL	1240	3565	1441	115	21	6382	
5+ UNITS							
1-2 ROOMS	13092	7247	1067	90	36	21532	
3-4 ROOMS	416	1661	440	42	24	2583	
5+ ROOMS	54	174	209	57	9	503	
TOTAL	13562	9082	1716	189	69	24618	
TOTAL	15187	13888	3699	433	90	33297	

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	154	53	5	5	0	217
3-4 ROOMS	58	173	26	5	5	267
5+ ROOMS	5	96	26	12	3	142
TOTAL	217	322	57	22	8	626
2-4 UNITS						
1-2 ROOMS	305	212	15	0	5	537
3-4 ROOMS	113	417	87	15	4	636
5+ ROOMS	20	145	113	18	0	296
TOTAL	438	774	215	33	9	1469
5+ UNITS						
1-2 ROOMS	7370	1373	65	5	21	8834
3-4 ROOMS	178	553	71	12	3	817
5+ ROOMS	27	61	37	11	0	142
TOTAL	7575	1987	173	28	30	9793
TOTAL	8230	3083	445	83	47	11888
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	635	1073	352	92	20	2172
3-4 ROOMS	824	4714	3816	2013	207	11574
5+ ROOMS	875	3049	4150	3493	1100	12667
TOTAL	2334	8836	8318	5598	1327	26413
2-4 UNITS						
1-2 ROOMS	1581	2960	777	166	25	5509
3-4 ROOMS	1644	12685	8647	2545	510	26031
5+ ROOMS	902	5457	8508	4391	1383	20641
TOTAL	4127	21102	17932	7102	1916	52181
5+ UNITS						
1-2 ROOMS	22725	28735	12751	1624	496	66331
3-4 ROOMS	2944	16115	15958	9388	2556	46961
5+ ROOMS	495	2312	1985	1318	1786	7896
TOTAL	26164	47162	30694	12330	4838	121188
TOTAL	32625	77100	56944	25030	8083	199782

TOTAL CITY

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	TOTAL
CONDITION 1-2						
1-2 ROOMS	20	36	24	31	28	139
3-4 ROOMS	1570	4729	2616	520	402	9837
5+ ROOMS	2321	15898	26264	12884	12046	69413
TOTAL	3911	20663	28904	13435	12476	79389
CONDITION 3						
1-2 ROOMS	5	5	5	4	0	19
3-4 ROOMS	284	231	63	27	5	610
5+ ROOMS	355	766	303	82	45	1551
TOTAL	644	1002	371	113	50	2180
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	110	16	0	0	0	126
5+ ROOMS	58	58	10	0	0	126
TOTAL	173	74	10	0	0	257
TOTAL						
1-2 ROOMS	30	41	29	35	28	163
3-4 ROOMS	1964	4976	2679	547	407	10573
5+ ROOMS	2734	16722	26577	12966	12091	71090
TOTAL	4728	21739	29285	13548	12526	81826
GRAND TOTAL	9456	43478	58570	27096	25052	163652

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TOTAL CITY

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	109722	18494	13023	13358	154597
CONDITION 3	31190	1306	623	178	33297
CONDITION 4	11529	296	44	19	11888
ALL CONDITIONS	152441	20096	13690	13555	199782

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	74015	61949	10411	785	147160
CONDITION 3	6498	20455	2807	155	29915
CONDITION 4	2128	7175	1043	82	10428
ALL CONDITIONS	82641	89579	14261	1022	187503

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

TOTAL CITY

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	17357	3622	1072	386	92	22529
2 PERS - NO CH	1699	984	632	438	98	3851
3+PERS - NO CH	121	115	194	284	182	896
2-4PERS - W/CH	1097	872	457	392	140	2958
5+ PERS - W/CH	340	466	468	311	96	1681
TOTAL	20614	6059	2823	1811	608	31915
NEGRO						
1 PERSON	2167	266	64	6	6	2509
2 PERS - NO CH	584	333	198	82	21	1218
3+PERS - NO CH	75	78	113	80	39	385
2-4PERS - W/CH	799	332	142	62	5	1340
5+ PERS - W/CH	397	288	221	134	77	1117
TOTAL	4022	1297	738	364	148	6569
OTHER RACES						
1 PERSON	3507	425	117	17	0	4066
2 PERS - NO CH	399	171	107	75	6	758
3+PERS - NO CH	11	38	70	85	54	258
2-4PERS - W/CH	319	175	99	40	5	638
5+ PERS - W/CH	92	194	113	79	49	527
TOTAL	4328	1003	506	296	114	6247
ALL RACES						
1 PERSON	23031	4313	1253	409	98	29104
2 PERS - NO CH	2682	1488	937	595	125	5827
3+PERS - NO CH	207	231	377	449	275	1539
2-4PERS - W/CH	2215	1379	698	494	150	4936
5+ PERS - W/CH	829	948	802	524	222	3325
TOTAL	28964	8359	4067	2471	870	44731

TOTAL CITY

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	
			NO CH	NO CH	W/CH	W/CH	
\$0-1999	LT \$ 4	12719	806	49	376	113	14063
	GT \$ 4	16383	3602	280	3389	890	24544
\$2-2999	LT \$ 4	3348	441	21	222	111	4143
	\$ 40- 6	3301	1066	52	799	399	5617
	GT \$ 6	4439	1878	188	1307	434	8246
\$3-3999	LT \$ 6	5667	1802	179	1352	736	9736
	\$ 60- 8	3736	1483	150	1167	585	7121
	GT \$ 8	2221	1075	160	928	300	4684
\$4-4999	LT \$ 8	8964	3574	290	2927	1576	17331
	\$ 80-10	1883	864	60	620	298	3731
	GT \$10	921	784	131	370	188	2394
\$5-5999	LT \$10	7337	4913	575	3693	1956	18474
	\$100-12	469	467	72	414	113	1535
	GT \$12	414	435	109	240	123	1321
\$6-6999	LT \$12	3960	4830	695	3370	1791	14646
	\$120-14	111	85	27	39	14	276
	GT \$14	273	388	69	193	122	1045
\$7-7999	LT \$14	2145	4369	746	2534	1108	10902
	GT \$14	164	309	55	135	68	731
\$8-8999	LT \$15	87	136	45	55	24	347
	GT \$15	1163	3622	678	1859	1032	8354
\$9-9999	LT \$15	56	142	61	67	10	336
	GT \$15	788	3099	693	1350	793	6723
GT10000	LT \$15	597	2125	897	470	240	4329
	GT \$15	1995	7479	2956	2777	1665	16874
TOTAL		83141	49774	9246	30653	14689	187503

SAN FRANCISCO HOUSING INVENTORY

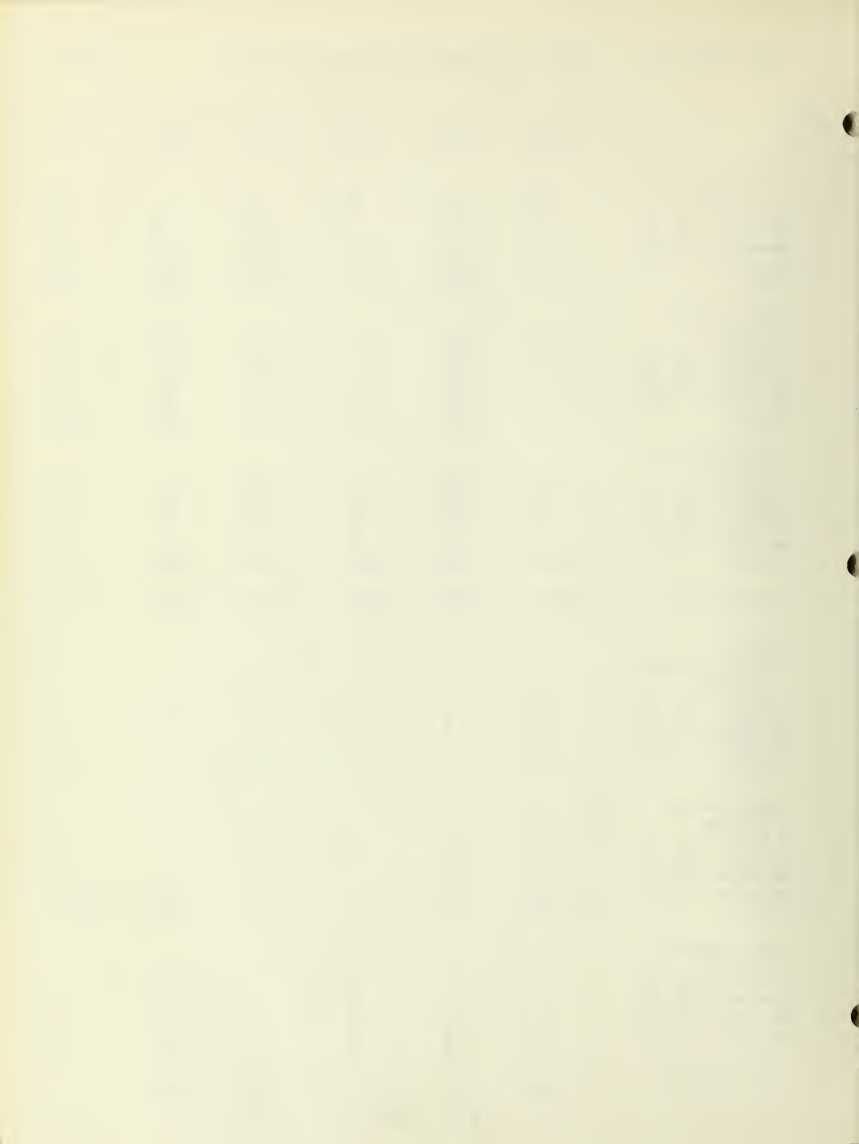
1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: CITY TOTAL

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	99	1370	365	217	2051	
4	SF/Rent/3-4	2474	8587	1058	277	12,396	
6	SF/Rent/5-6	3761	6411	732	121	11025	
8	SF/Rent/7+	1564	1349	123	25	3061	28533
3	SF/Own/1-4	3072	6819	652	163	10706	
5	SF/Own/5-6	31803	24584	1348	130	57865	
7	SF/Own/7+	10,237	2577	303	28	13145	81,716
12	2-4/Rent/1	225	837	722	234	2018	
14	2-4/Rent/2	266	2908	838	354	4366	
16	2-4/Rent/3-4	2884	18999	3209	631	25723	
18	2-4/Rent/5-6	4650	11938	1451	225	18264	
20	2-4/Rent/7+	1214	932	189	71	2406	52777
15	2-4/Own/1-4	1035	3214	424	62	4735	
17	2-4/Own/5-6	2736	6736	536	195	10203	
19	2-4/Own/7+	544	1388	115	12	2059	16997
22	5+/Rent/1	462	8657	17576	6819	33514	
24	5+/Rent/2	1104	25794	4026	2073	32997	
26	5+/Rent/3-4	9809	30488	2649	854	43800	
28	5+/Rent/5-6	2529	3602	470	149	6750	
30	5+/Rent/7+	382	513	109	27	1031	118,092
25	Pub.Hsng/3-4	152	4689	45	0	4886	
27	Pub.Hsng/5-6	130	1648	30	0	1808	
29	Pub.Hsng/7+	5	30	0	0	35	6729
Total		81,137	174,070	36,970	12,667		304844



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	58	21	27	0	0	106
2 PERS - NO CH	39	98	99	82	6	324
3+PERS - NO CH	0	11	0	11	5	27
2-4PERS - W/CH	208	313	161	105	19	806
5+ PERS - W/CH	73	122	101	46	20	362
TOTAL	378	565	388	244	50	1625
HEAD 35-59						
1 PERSON	289	130	75	5	11	510
2 PERS - NO CH	126	299	294	255	28	1002
3+PERS - NO CH	24	51	86	146	64	371
2-4PERS - W/CH	112	254	308	237	56	967
5+ PERS - W/CH	63	210	287	194	75	829
TOTAL	614	944	1050	837	234	3679
HEAD OVER 60						
1 PERSON	619	51	5	6	0	681
2 PERS - NO CH	409	180	105	99	30	823
3+PERS - NO CH	45	55	71	72	72	315
2-4PERS - W/CH	48	38	15	5	5	111
5+ PERS - W/CH	5	0	0	24	10	39
TOTAL	1126	324	196	206	117	1969
GRAND TOTAL	2118	1833	1634	1287	401	7273
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	4	0	0	0	0	4
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	14	4	0	8	0	26
5+ PERS - W/CH	6	7	4	4	0	21
TOTAL	24	11	4	12	0	51
HEAD 35-59						
1 PERSON	12	0	0	0	0	12
2 PERS - NO CH	6	15	0	11	7	39
3+PERS - NO CH	4	0	4	0	10	18
2-4PERS - W/CH	14	38	8	0	0	60
5+ PERS - W/CH	13	17	47	17	18	112
TOTAL	49	70	59	28	35	241
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	7	6	0	0	0	13
3+PERS - NO CH	0	0	0	0	6	6
2-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	0	0	4	12	16
TOTAL	7	11	0	4	18	40
GRAND TOTAL	80	92	63	44	53	332

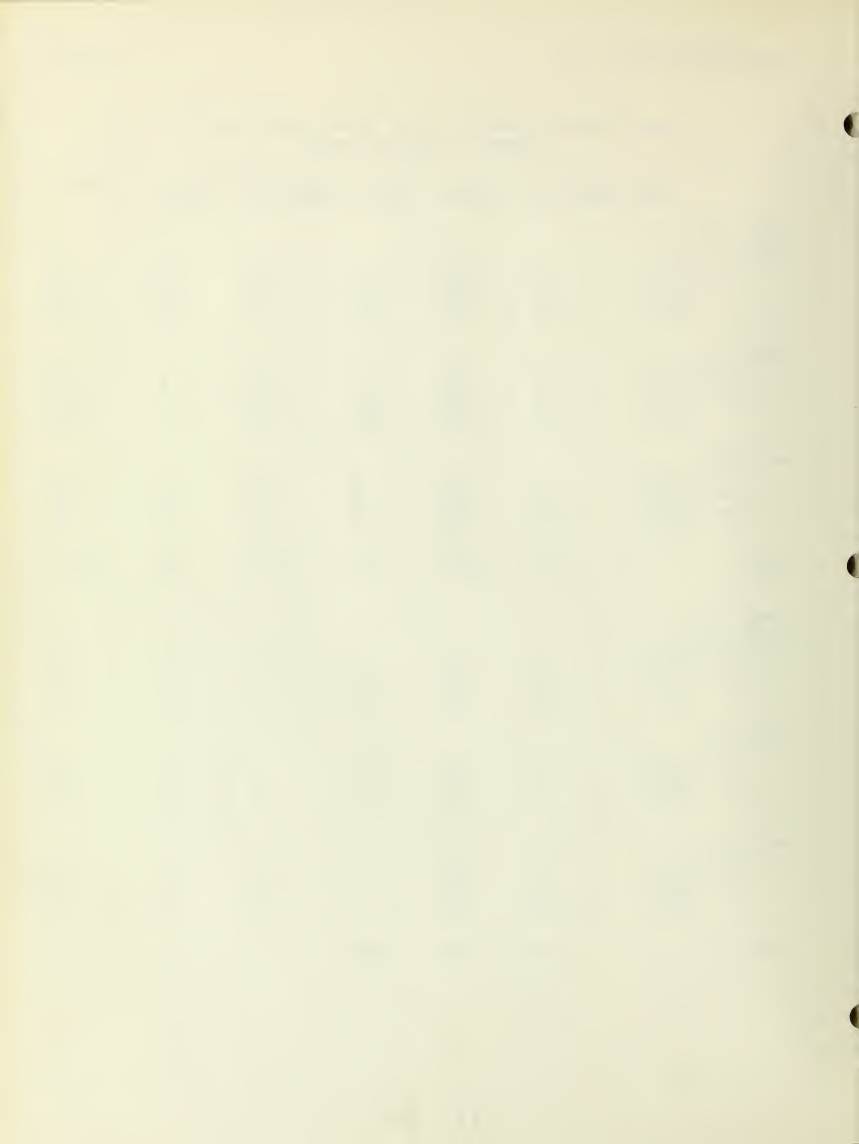


	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	4	0	0	0	4
2 PERS - NO CH	5	8	0	0	0	13
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	8	13	5	12	0	38
5+ PERS - W/CH	14	28	5	14	0	61
TOTAL	27	53	10	26	0	116
HEAD 35-59						
1 PERSON	4	10	0	0	0	14
2 PERS - NO CH	5	9	0	7	0	21
3+PERS - NO CH	0	0	0	11	0	11
2-4PERS - W/CH	12	20	23	7	0	62
5+ PERS - W/CH	0	42	8	10	0	60
TOTAL	21	81	31	35	0	168
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	4	0	0	0	4
2-4PERS - W/CH	0	4	0	0	0	4
5+ PERS - W/CH	0	0	4	11	0	15
TOTAL	0	8	4	11	0	23
GRAND TOTAL	48	142	45	72	0	307
TOTAL						
HEAD UNDER 35						
1 PERSON	58	25	27	0	0	110
2 PERS - NO CH	48	106	99	82	6	341
3+PERS - NO CH	0	11	0	11	5	27
2-4PERS - W/CH	230	330	166	125	19	870
5+ PERS - W/CH	93	157	110	64	20	444
TOTAL	429	629	402	282	50	1792
HEAD 35-59						
1 PERSON	305	140	75	5	11	536
2 PERS - NO CH	137	323	294	273	35	1062
3+PERS - NO CH	28	51	90	157	74	400
2-4PERS - W/CH	138	312	339	244	56	1089
5+ PERS - W/CH	76	269	342	221	93	1001
TOTAL	684	1095	1140	900	269	4088
HEAD OVER 60						
1 PERSON	619	51	5	6	0	681
2 PERS - NO CH	416	186	105	99	30	836
3+PERS - NO CH	45	59	71	72	78	325
2-4PERS - W/CH	48	47	15	5	5	120
5+ PERS - W/CH	5	0	4	39	22	70
TOTAL	1133	343	200	221	135	2032
GRAND TOTAL	2246	2067	1742	1403	454	7912

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	4	0	0	0	4
2 PERS - NO CH	5	8	0	0	0	13
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	8	13	5	12	0	38
5+ PERS - W/CH	14	28	5	14	0	61
TOTAL	27	53	10	26	0	116
HEAD 35-59						
1 PERSON	4	10	0	0	0	14
2 PERS - NO CH	5	9	0	7	0	21
3+PERS - NO CH	0	0	0	11	0	11
2-4PERS - W/CH	12	20	23	7	0	62
5+ PERS - W/CH	0	42	8	10	0	60
TOTAL	21	81	31	35	0	168
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	4	0	0	0	4
2-4PERS - W/CH	0	4	0	0	0	4
5+ PERS - W/CH	0	0	4	11	0	15
TOTAL	0	8	4	11	0	23
GRAND TOTAL	48	142	45	72	0	307
TOTAL						
HEAD UNDER 35						
1 PERSON	58	25	27	0	0	110
2 PERS - NO CH	48	106	99	82	6	341
3+PERS - NO CH	0	11	0	11	5	27
2-4PERS - W/CH	230	330	166	125	19	870
5+ PERS - W/CH	93	157	110	64	20	444
TOTAL	429	629	402	282	50	1792
HEAD 35-59						
1 PERSON	305	140	75	5	11	536
2 PERS - NO CH	137	323	294	273	35	1062
3+PERS - NO CH	28	51	90	157	74	400
2-4PERS - W/CH	138	312	339	244	56	1089
5+ PERS - W/CH	76	269	342	221	93	1001
TOTAL	684	1095	1140	900	269	4088
HEAD OVER 60						
1 PERSON	619	51	5	6	0	681
2 PERS - NO CH	416	186	105	99	30	836
3+PERS - NO CH	45	59	71	72	78	325
2-4PERS - W/CH	48	47	15	5	5	120
5+ PERS - W/CH	5	0	4	39	22	70
TOTAL	1133	343	200	221	135	2032
GRAND TOTAL	2246	2067	1742	1403	454	7912

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	5	25	0	0	0	30
3-4 ROOMS	56	228	154	21	5	464
5+ ROOMS	42	223	145	74	5	489
TOTAL	103	476	299	95	10	983
2-4 UNITS						
1-2 ROOMS	20	94	21	0	0	135
3-4 ROOMS	75	623	316	39	5	1058
5+ ROOMS	23	198	215	72	0	508
TOTAL	118	915	552	111	5	1701
5+ UNITS						
1-2 ROOMS	5	34	0	11	0	50
3-4 ROOMS	109	270	53	0	0	432
5+ ROOMS	18	52	4	0	0	74
TOTAL	132	356	57	11	0	556
TOTAL	353	1747	908	217	15	3240
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	23	26	0	0	54
5+ ROOMS	15	35	39	0	0	89
TOTAL	20	58	65	0	0	143
2-4 UNITS						
1-2 ROOMS	22	16	0	4	0	42
3-4 ROOMS	10	124	41	0	0	175
5+ ROOMS	9	20	29	0	0	58
TOTAL	41	160	70	4	0	275
5+ UNITS						
1-2 ROOMS	23	15	0	0	0	38
3-4 ROOMS	0	20	0	0	0	20
5+ ROOMS	5	0	0	0	0	5
TOTAL	28	35	0	0	0	63
TOTAL	89	253	135	4	0	481



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	6	0	0	0	0	6
3-4 ROOMS	5	15	5	0	0	25
5+ ROOMS	0	0	5	0	0	5
TOTAL	11	15	10	0	0	36
2-4 UNITS						
1-2 ROOMS	5	5	0	0	0	10
3-4 ROOMS	4	10	5	0	0	19
5+ ROOMS	0	0	0	0	0	0
TOTAL	9	15	5	0	0	29
5+ UNITS						
1-2 ROOMS	11	6	0	0	0	17
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	11	11	0	0	0	22
TOTAL	31	41	15	0	0	87
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	11	25	0	0	0	36
3-4 ROOMS	66	266	185	21	5	543
5+ ROOMS	57	258	189	74	5	583
TOTAL	134	549	374	95	10	1162
2-4 UNITS						
1-2 ROOMS	47	115	21	4	0	187
3-4 ROOMS	89	757	362	39	5	1252
5+ ROOMS	32	218	244	72	0	566
TOTAL	168	1090	627	115	5	2005
5+ UNITS						
1-2 ROOMS	39	55	0	11	0	105
3-4 ROOMS	109	295	53	0	0	457
5+ ROOMS	23	52	4	0	0	79
TOTAL	171	402	57	11	0	641
TOTAL	473	2041	1058	221	15	3808

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE

No. 1		No. 2		No. 3		No. 4		No. 5		No. 6		No. 7		No. 8		No. 9		No. 10		No. 11		No. 12		No. 13		No. 14		No. 15		No. 16		No. 17		No. 18		No. 19		No. 20		No. 21		No. 22		No. 23		No. 24		No. 25		No. 26		No. 27		No. 28		No. 29		No. 30		No. 31		No. 32		No. 33		No. 34		No. 35		No. 36		No. 37		No. 38		No. 39		No. 40		No. 41		No. 42		No. 43		No. 44		No. 45		No. 46		No. 47		No. 48		No. 49		No. 50		No. 51		No. 52		No. 53		No. 54		No. 55		No. 56		No. 57		No. 58		No. 59		No. 60		No. 61		No. 62		No. 63		No. 64		No. 65		No. 66		No. 67		No. 68		No. 69		No. 70		No. 71		No. 72		No. 73		No. 74		No. 75		No. 76		No. 77		No. 78		No. 79		No. 80		No. 81		No. 82		No. 83		No. 84		No. 85		No. 86		No. 87		No. 88		No. 89		No. 90		No. 91		No. 92		No. 93		No. 94		No. 95		No. 96		No. 97		No. 98		No. 99		No. 100		No. 101		No. 102		No. 103		No. 104		No. 105		No. 106		No. 107		No. 108		No. 109		No. 110		No. 111		No. 112		No. 113		No. 114		No. 115		No. 116		No. 117		No. 118		No. 119		No. 120		No. 121		No. 122		No. 123		No. 124		No. 125		No. 126		No. 127		No. 128		No. 129		No. 130		No. 131		No. 132		No. 133		No. 134		No. 135		No. 136		No. 137		No. 138		No. 139		No. 140		No. 141		No. 142		No. 143		No. 144		No. 145		No. 146		No. 147		No. 148		No. 149		No. 150		No. 151		No. 152		No. 153		No. 154		No. 155		No. 156		No. 157		No. 158		No. 159		No. 160		No. 161		No. 162		No. 163		No. 164		No. 165		No. 166		No. 167		No. 168		No. 169		No. 170		No. 171		No. 172		No. 173		No. 174		No. 175		No. 176		No. 177		No. 178		No. 179		No. 180		No. 181		No. 182		No. 183		No. 184		No. 185		No. 186		No. 187		No. 188		No. 189		No. 190		No. 191		No. 192		No. 193		No. 194		No. 195		No. 196		No. 197		No. 198		No. 199		No. 200		No. 201		No. 202		No. 203		No. 204		No. 205		No. 206		No. 207		No. 208		No. 209		No. 210		No. 211		No. 212		No. 213		No. 214		No. 215		No. 216		No. 217		No. 218		No. 219		No. 220		No. 221		No. 222		No. 223		No. 224		No. 225		No. 226		No. 227		No. 228		No. 229		No. 230		No. 231		No. 232		No. 233		No. 234		No. 235		No. 236		No. 237		No. 238		No. 239		No. 240		No. 241		No. 242		No. 243		No. 244		No. 245		No. 246		No. 247		No. 248		No. 249		No. 250		No. 251		No. 252		No. 253		No. 254		No. 255		No. 256		No. 257		No. 258		No. 259		No. 260		No. 261		No. 262		No. 263		No. 264		No. 265		No. 266		No. 267		No. 268		No. 269		No. 270		No. 271		No. 272		No. 273		No. 274		No. 275		No. 276		No. 277		No. 278		No. 279		No. 280		No. 281		No. 282		No. 283		No. 284		No. 285		No. 286		No. 287		No. 288		No. 289		No. 290		No. 291		No. 292		No. 293		No. 294		No. 295		No. 296		No. 297		No. 298		No. 299		No. 300		No. 301		No. 302		No. 303		No. 304		No. 305		No. 306		No. 307		No. 308		No. 309		No. 310		No. 311		No. 312		No. 313		No. 314		No. 315		No. 316		No. 317		No. 318		No. 319		No. 320		No. 321		No. 322		No. 323		No. 324		No. 325		No. 326		No. 327		No. 328		No. 329		No. 330		No. 331		No. 332		No. 333		No. 334		No. 335		No. 336		No. 337		No. 338		No. 339		No. 340		No. 341		No. 342		No. 343		No. 344		No. 345		No. 346		No. 347		No. 348		No. 349		No. 350		No. 351		No. 352		No. 353		No. 354		No. 355		No. 356		No. 357		No. 358		No. 359		No. 360		No. 361		No. 362		No. 363		No. 364		No. 365		No. 366		No. 367		No. 368		No. 369		No. 370		No. 371		No. 372		No. 373		No. 374		No. 375		No. 376		No. 377		No. 378		No. 379		No. 380		No. 381		No. 382		No. 383		No. 384		No. 385		No. 386		No. 387		No. 388		No. 389		No. 390		No. 391		No. 392		No. 393		No. 394		No. 395		No. 396		No. 397		No. 398		No. 399		No. 400		No. 401		No. 402		No. 403		No. 404		No. 405		No. 406		No. 407		No. 408		No. 409		No. 410		No. 411		No. 412		No. 413		No. 414		No. 415		No. 416		No. 417		No. 418		No. 419		No. 420		No. 421		No. 422		No. 423		No. 424		No. 425		No. 426	
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TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	10	5	0	0	0	15
3-4 ROOMS	309	534	73	12	0	928
5+ ROOMS	339	1158	687	133	50	2367
TOTAL	658	1697	760	145	50	3310
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	52	20	5	0	0	77
5+ ROOMS	83	99	14	5	0	201
TOTAL	135	119	19	5	0	278
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	10	0	0	0	0	10
5+ ROOMS	0	0	0	0	0	0
TOTAL	10	0	0	0	0	10
TOTAL						
1-2 ROOMS	10	5	0	0	0	15
3-4 ROOMS	371	554	78	12	0	1015
5+ ROOMS	422	1257	701	138	50	2568
TOTAL	803	1816	779	150	50	3598
GRAND TOTAL	1606	3632	1558	300	100	7196

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	2183	416	265	376	3240
CONDITION 3	390	54	28	9	481
CONDITION 4	87	0	0	0	87
ALL CONDITIONS	2660	470	293	385	3808

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	1139	1500	397	19	3055
CONDITION 3	150	201	56	15	422
CONDITION 4	25	52	5	5	87
ALL CONDITIONS	1314	1753	458	39	3564

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	119	31	15	0	0	165
2 PERS - NO CH	83	39	56	39	0	217
3+PERS - NO CH	5	4	20	22	16	67
2-4PERS - W/CH	25	93	48	40	10	216
5+ PERS - W/CH	25	30	44	21	15	135
TOTAL	257	197	183	122	41	800
NEGRO						
1 PERSON	8	0	0	0	0	8
2 PERS - NO CH	0	0	0	7	0	7
3+PERS - NO CH	4	0	4	0	10	18
2-4PERS - W/CH	0	7	0	0	0	7
5+ PERS - W/CH	0	17	10	4	5	36
TOTAL	12	24	14	11	15	76
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	4	0	0	0	4
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	11	0	0	0	11
TOTAL	0	15	0	0	0	15
ALL RACES						
1 PERSON	127	31	15	0	0	173
2 PERS - NO CH	83	43	56	46	0	228
3+PERS - NO CH	9	4	24	22	26	85
2-4PERS - W/CH	25	100	48	40	10	223
5+ PERS - W/CH	25	58	54	25	20	182
TOTAL	269	236	197	133	56	891
GRAND TOTAL	538	472	394	266	112	1782

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2+4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	142	32	4	22	0	200
	GT \$ 4	229	71	4	100	40	444
\$2-2999	LT \$ 4	10	14	0	8	12	44
	\$ 40- 6	37	0	0	19	0	56
	GT \$ 6	11	29	6	58	20	124
\$3-3999	LT \$ 6	65	47	0	38	20	170
	\$ 60- 8	24	15	0	44	14	97
	GT \$ 8	15	5	0	0	5	25
\$4-4999	LT \$ 8	64	122	11	139	73	409
	\$ 80-10	0	10	5	10	15	40
	GT \$10	0	10	0	20	4	34
\$5-5999	LT \$10	45	163	20	213	111	552
	\$100-12	0	0	0	5	6	11
	GT \$12	0	0	0	5	4	9
\$6-6999	LT \$12	41	114	54	129	70	408
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	5	5
\$7-7999	LT \$14	26	88	0	114	80	308
	GT \$14	0	0	0	0	2	2
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	46	12	81	5	144
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	43	9	43	69	164
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	11	104	80	67	56	318
TOTAL		720	913	205	1115	611	3564



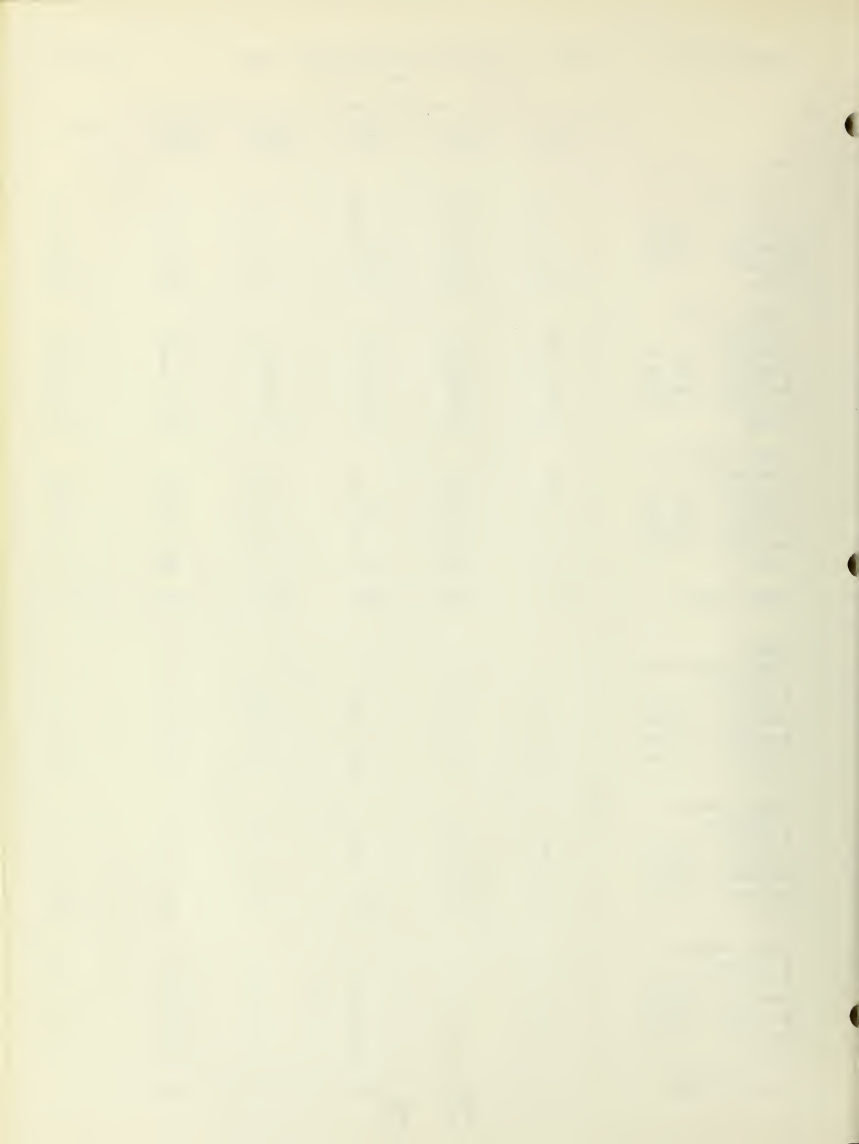
SAN FRANCISCO HOUSING INVENTORY

1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: 17

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	0	30	0	6	36	1162
4	SF/Rent/3-4	26	438	54	25	543	
6	SF/Rent/5-6	74	358	80	0	512	
8	SF/Rent/7+	5	52	9	5	71	
3	SF/Own/1-4	67	895	81	10	1053	3664
5	SF/Own/5-6	541	1570	171	0	2282	
7	SF/Own/7+	75	224	30	0	329	
12	2-4/Rent/1	0	14	18	5	37	
14	2-4/Rent/2	0	121	24	5	150	2005
16	2-4/Rent/3-4	44	1014	175	19	1252	
18	2-4/Rent/5-6	68	430	55	0	553	
20	2-4/Rent/7+	4	6	3	0	13	
15	2-4/Own/1-4	50	212	29	9	300	675
17	2-4/Own/5-6	46	244	38	0	328	
19	2-4/Own/7+	0	32	15	0	47	
22	5+/Rent/1	0	0	0	0	0	
24	5+/Rent/2	11	19	25	17	72	388
26	5+/Rent/3-4	10	246	36	5	297	
28	5+/Rent/5-6	0	14	5	0	19	
30	5+/Rent/7+	0	0	0	0	0	
25	Pub.Hsg/3-4	0	222	0	0	222	282
27	Pub.Hsg/5-6	0	60	0	0	60	
29	Pub.Hsg/7+	0	0	0	0	0	
Total		1021	6201	848	106		8176

	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	9	13	18	5	0	45
3+PERS - NO CH	0	0	0	5	0	5
2-4PERS - W/CH	5	40	18	21	5	89
5+ PERS - W/CH	0	15	11	5	5	36
TOTAL	19	68	47	36	10	180
HEAD 35-59						
1 PERSON	15	5	10	0	11	41
2 PERS - NO CH	20	21	31	25	0	97
3+PERS - NO CH	0	16	16	22	0	54
2-4PERS - W/CH	20	25	20	26	5	96
5+ PERS - W/CH	10	15	10	36	5	76
TOTAL	65	82	87	109	21	364
HEAD OVER 60						
1 PERSON	36	0	0	0	0	36
2 PERS - NO CH	41	16	5	0	5	67
3+PERS - NO CH	5	0	10	6	27	48
2-4PERS - W/CH	10	0	0	0	0	10
5+ PERS - W/CH	0	0	0	5	0	5
TOTAL	92	16	15	11	32	166
GRAND TOTAL	176	166	149	156	63	710
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	4	0	0	0	0	4
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	4	0	4	0	8
5+ PERS - W/CH	0	0	0	4	0	4
TOTAL	4	4	0	8	0	16
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	4	0	4
3+PERS - NO CH	4	0	0	0	0	4
2-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	4	15	0	5	24
TOTAL	4	9	15	4	5	37
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	0	0	4	5	9
TOTAL	0	5	0	4	5	14
GRAND TOTAL	8	18	15	16	10	67



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	4	5	0	0	9
TOTAL	0	4	5	0	0	9
HEAD 35-59						
1 PERSON	0	4	0	0	0	4
2 PERS - NO CH	0	5	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	9	0	0	0	14
5+ PERS - W/CH	0	4	4	4	0	12
TOTAL	5	22	4	4	0	35
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	5	26	9	4	0	44
TOTAL						
HEAD UNDER 35						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	13	13	18	5	0	49
3+PERS - NO CH	0	0	0	5	0	5
2-4PERS - W/CH	5	44	18	25	5	97
5+ PERS - W/CH	0	19	16	9	5	49
TOTAL	23	76	52	44	10	205
HEAD 35-59						
1 PERSON	15	9	10	0	11	45
2 PERS - NO CH	20	26	31	29	0	106
3+PERS - NO CH	4	16	16	22	0	58
2-4PERS - W/CH	25	39	20	26	5	115
5+ PERS - W/CH	10	23	29	40	10	112
TOTAL	74	113	106	117	26	436
HEAD OVER 60						
1 PERSON	36	0	0	0	0	36
2 PERS - NO CH	41	16	5	0	5	67
3+PERS - NO CH	5	0	10	6	27	48
2-4PERS - W/CH	10	5	0	0	0	15
5+ PERS - W/CH	0	0	0	9	5	14
TOTAL	92	21	15	15	37	180
GRAND TOTAL	189	210	173	176	73	821

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	4	39	20	5	0	68
5+ ROOMS	5	9	13	5	0	32
TOTAL	9	48	33	10	0	100
2-4 UNITS						
1-2 ROOMS	0	9	5	0	0	14
3-4 ROOMS	9	40	24	0	0	73
5+ ROOMS	0	25	33	14	0	72
TOTAL	9	74	62	14	0	159
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	9	0	5	0	0	14
5+ ROOMS	0	0	0	0	0	0
TOTAL	9	0	5	0	0	14
TOTAL	27	122	100	24	0	273
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	5	0	0	10
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	5	10	0	0	15
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	0	5	0	0	5
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	5	15	0	0	20



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	5	0	0	0	5
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	5	0	0	0	5
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	4	49	25	5	0	83
5+ ROOMS	5	9	18	5	0	37
TOTAL	9	58	43	10	0	120
2-4 UNITS						
1-2 ROOMS	0	9	5	0	0	14
3-4 ROOMS	9	40	24	0	0	73
5+ ROOMS	0	25	38	14	0	77
TOTAL	9	74	67	14	0	164
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	9	0	5	0	0	14
5+ ROOMS	0	0	0	0	0	0
TOTAL	9	0	5	0	0	14
TOTAL	27	132	115	24	0	298



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

		-----VALUE-----					TOTAL
		\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	20	59	9	0	0	88
5+	ROOMS	31	127	105	15	0	278
	TOTAL	51	186	114	15	0	366
CONDITION 3							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	15	4	5	0	0	24
5+	ROOMS	20	15	4	0	0	39
	TOTAL	35	19	9	0	0	63
CONDITION 4							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	5	0	0	0	0	5
5+	ROOMS	0	0	0	0	0	0
	TOTAL	5	0	0	0	0	5
TOTAL							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	40	63	14	0	0	117
5+	ROOMS	51	142	109	15	0	317
	TOTAL	91	205	123	15	0	434
GRAND TOTAL		182	410	246	30	0	868

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	179	37	19	38	273
CONDITION 3	20	0	0	0	20
CONDITION 4	5	0	0	0	5
ALL CONDITIONS	204	37	19	38	298

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	95	120	28	5	248
CONDITION 3	0	10	10	0	20
CONDITION 4	5	0	0	0	5
ALL CONDITIONS	100	130	38	5	273

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	0	0	5	0	0	5
2 PERS - NO CH	10	0	5	10	0	25
3+PERS - NO CH	5	0	15	6	6	32
2-4PERS - W/CH	0	21	0	0	0	21
5+ PERS - W/CH	0	10	5	5	0	20
TOTAL	15	31	30	21	6	103
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	4	0	0	0	0	4
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	4	10	0	5	19
TOTAL	4	4	10	0	5	23
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	0	0	5	0	0	5
2 PERS - NO CH	10	0	5	10	0	25
3+PERS - NO CH	9	0	15	6	6	36
2-4PERS - W/CH	0	21	0	0	0	21
5+ PERS - W/CH	0	14	15	5	5	39
TOTAL	19	35	40	21	11	126
GRAND TOTAL	38	70	80	42	22	252

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	4-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	10	0	0	0	0	10
	GT \$ 4	15	9	0	0	0	24
\$2-2999	LT \$ 4	0	8	0	0	0	8
	\$ 40- 6	5	0	0	5	0	10
	GT \$ 6	0	10	0	0	0	10
\$3-3999	LT \$ 6	0	5	0	0	0	5
	\$ 60- 8	5	0	0	5	4	14
	GT \$ 8	0	0	0	0	0	0
\$4-4999	LT \$ 8	5	9	0	5	10	29
	\$ 80-10	0	0	0	5	0	5
	GT \$10	0	0	0	10	0	10
\$5-5999	LT \$10	0	0	0	14	14	28
	\$100-12	0	0	0	0	0	0
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	5	18	0	8	0	36
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	5	5
\$7-7999	LT \$14	0	10	0	0	5	15
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	15	0	15
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	5	0	0	15	20
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	5	19	5	29
TOTAL		45	74	10	86	58	273



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	19	0	6	0	0	25
2 PERS - NO CH	6	26	46	30	6	114
3+PERS - NO CH	0	6	0	0	0	6
2-4PERS - W/CH	59	117	39	38	4	257
5+ PERS - W/CH	0	37	31	11	10	89
TOTAL	84	186	122	79	20	491
HEAD 35-59						
1 PERSON	124	63	30	5	0	222
2 PERS - NO CH	36	128	72	79	14	329
3+PERS - NO CH	10	10	30	56	35	141
2-4PERS - W/CH	36	63	117	89	5	310
5+ PERS - W/CH	19	92	126	76	16	329
TOTAL	225	356	375	305	70	1331
HEAD OVER 60						
1 PERSON	237	4	5	6	0	252
2 PERS - NO CH	101	75	16	29	10	231
3+PERS - NO CH	19	0	20	20	25	84
2-4PERS - W/CH	16	19	5	0	0	40
5+ PERS - W/CH	0	0	0	5	5	10
TOTAL	373	98	46	60	40	617
GRAND TOTAL	682	640	543	444	130	2439
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	4	0	4
5+ PERS - W/CH	6	0	4	0	0	10
TOTAL	6	0	4	4	0	14
HEAD 35-59						
1 PERSON	4	0	0	0	0	4
2 PERS - NO CH	0	8	0	0	7	15
3+PERS - NO CH	0	0	0	0	10	10
2-4PERS - W/CH	0	6	8	0	0	14
5+ PERS - W/CH	6	7	11	11	7	42
TOTAL	10	21	19	11	24	85
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	7	7
TOTAL	0	0	0	0	7	7
GRAND TOTAL	16	21	23	15	31	106



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	4	0	0	0	4
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	6	5	0	0	11
5+ PERS - W/CH	0	11	0	0	0	11
TOTAL	5	21	5	0	0	31
HEAD 35-59						
1 PERSON	4	0	0	0	0	4
2 PERS - NO CH	0	0	0	7	0	7
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	10	0	0	10
5+ PERS - W/CH	0	7	4	6	0	17
TOTAL	4	7	14	13	0	38
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	4	0	0	0	4
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	4	4	0	8
TOTAL	0	4	4	4	0	12
GRAND TOTAL	9	32	23	17	0	81
TOTAL						
HEAD UNDER 35						
1 PERSON	19	4	6	0	0	29
2 PERS - NO CH	11	26	46	30	6	119
3+PERS - NO CH	0	6	0	0	0	6
2-4PERS - W/CH	59	123	44	42	4	272
5+ PERS - W/CH	6	48	35	11	10	110
TOTAL	95	207	131	83	20	536
HEAD 35-59						
1 PERSON	132	63	30	5	0	230
2 PERS - NO CH	36	136	72	86	21	351
3+PERS - NO CH	10	10	30	56	45	151
2-4PERS - W/CH	36	69	135	89	5	334
5+ PERS - W/CH	25	106	141	93	23	388
TOTAL	239	384	408	329	94	1454
HEAD OVER 60						
1 PERSON	237	4	5	6	0	252
2 PERS - NO CH	101	75	16	29	10	231
3+PERS - NO CH	19	4	20	20	25	88
2-4PERS - W/CH	16	19	5	0	0	40
5+ PERS - W/CH	0	0	4	9	12	25
TOTAL	373	102	50	64	47	636
GRAND TOTAL	707	693	589	476	161	2626

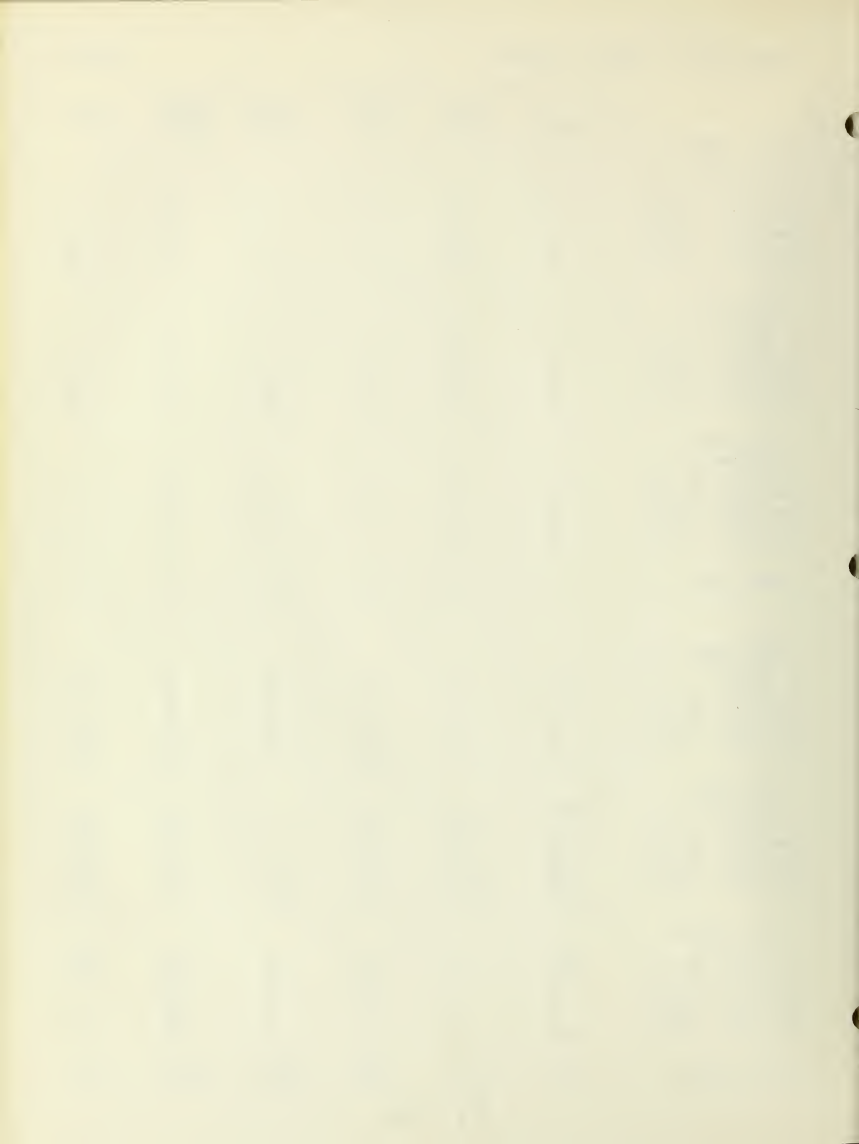


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	
3-4 ROOMS	23	82	69	5	184	
5+ ROOMS	15	101	53	17	191	
TOTAL	38	183	122	22	375	
2-4 UNITS						
1-2 ROOMS	16	24	6	0	46	
3-4 ROOMS	36	265	82	10	393	
5+ ROOMS	0	75	62	0	137	
TOTAL	52	364	150	10	576	
5+ UNITS						
1-2 ROOMS	0	20	0	0	20	
3-4 ROOMS	6	67	12	0	85	
5+ ROOMS	0	5	0	0	5	
TOTAL	6	92	12	0	110	
TOTAL	96	639	284	32	1061	
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	
3-4 ROOMS	0	10	10	0	20	
5+ ROOMS	5	15	16	0	36	
TOTAL	5	25	26	0	56	
2-4 UNITS						
1-2 ROOMS	10	5	0	0	15	
3-4 ROOMS	0	34	14	0	48	
5+ ROOMS	5	11	16	0	32	
TOTAL	15	50	30	0	95	
5+ UNITS						
1-2 ROOMS	13	0	0	0	13	
3-4 ROOMS	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	
TOTAL	13	0	0	0	13	
TOTAL	33	75	56	0	164	



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	6	0	0	0	0	6
3-4 ROOMS	5	10	0	0	0	15
5+ ROOMS	0	0	0	0	0	0
TOTAL	11	10	0	0	0	21
2-4 UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	10	5	0	0	15
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	15	5	0	0	20
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	11	25	5	0	0	41
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	6	0	0	0	0	6
3-4 ROOMS	28	102	79	5	5	219
5+ ROOMS	20	116	69	17	5	227
TOTAL	54	218	148	22	10	452
2-4 UNITS						
1-2 ROOMS	26	34	6	0	0	66
3-4 ROOMS	36	309	101	10	0	456
5+ ROOMS	5	86	78	0	0	169
TOTAL	67	429	185	10	0	691
5+ UNITS						
1-2 ROOMS	13	20	0	0	0	33
3-4 ROOMS	6	67	12	0	0	85
5+ ROOMS	0	5	0	0	0	5
TOTAL	19	92	12	0	0	123
TOTAL	140	739	345	32	10	1266



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	5	5	0	0	0	10
3-4 ROOMS	145	217	23	5	0	390
5+ ROOMS	175	359	136	24	0	694
TOTAL	325	581	159	29	0	1094
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	10	0	0	0	0	10
5+ ROOMS	25	38	5	0	0	68
TOTAL	35	38	5	0	0	78
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	5	5	0	0	0	10
3-4 ROOMS	155	217	23	5	0	400
5+ ROOMS	200	397	141	24	0	762
TOTAL	360	619	164	29	0	1172
GRAND TOTAL	720	1238	328	58	0	2344

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

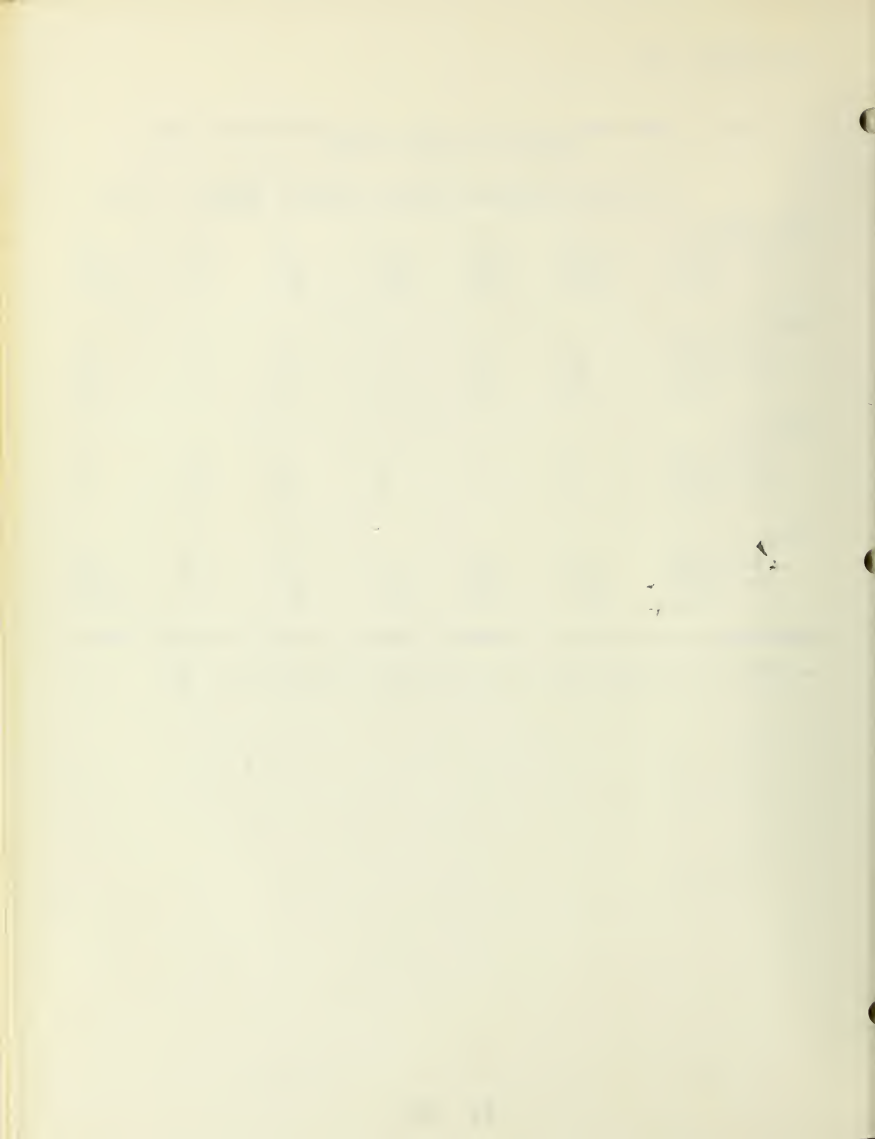


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	852	121	69	19	1061
CONDITION 3	125	33	6	0	164
CONDITION 4	41	0	0	0	41
ALL CONDITIONS	1018	154	75	19	1266

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	382	460	135	5	982
CONDITION 3	31	73	22	10	136
CONDITION 4	5	36	0	0	41
ALL CONDITIONS	418	569	157	15	1159

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	49	0	5	0	0	54
2 PERS - NO CH	21	20	8	15	0	64
3+PERS - NO CH	0	0	0	11	5	16
2-4PERS - W/CH	5	26	21	10	0	62
5+ PERS - W/CH	10	5	24	11	15	65
TOTAL	85	51	58	47	20	261
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	10	10
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	7	0	4	0	11
TOTAL	0	7	0	4	10	21
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	49	0	5	0	0	54
2 PERS - NO CH	21	20	8	15	0	64
3+PERS - NO CH	0	0	0	11	15	26
2-4PERS - W/CH	5	26	21	10	0	62
5+ PERS - W/CH	10	12	24	15	15	76
TOTAL	85	58	58	51	30	282
GRAND TOTAL	170	116	116	102	60	564



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	58	5	0	0	0	63
	GT \$ 4	60	5	0	22	0	87
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	27	0	0	10	0	37
	GT \$ 6	0	5	0	33	5	43
\$3-3999	LT \$ 6	28	32	0	11	0	71
	\$ 60- 8	14	0	0	5	0	19
	GT \$ 8	0	0	0	0	0	0
\$4-4999	LT \$ 8	20	27	6	48	21	122
	\$ 80-10	0	5	5	0	5	15
	GT \$10	0	5	0	0	0	5
\$5-5999	LT \$10	0	55	0	73	45	173
	\$100-12	0	0	0	0	0	0
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	21	37	25	60	41	184
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	5	17	0	37	32	91
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	10	12	32	0	54
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	21	42	63
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	11	45	34	16	26	132
TOTAL		244	248	82	368	217	1159



	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	11	0	6	0	0	17
2 PERS - NO CH	0	10	10	15	0	35
3+PERS - NO CH	0	5	0	6	0	11
2-4PERS - W/CH	10	32	16	5	0	63
5+ PERS - W/CH	5	15	11	10	0	41
TOTAL	26	62	43	36	0	167
HEAD 35-59						
1 PERSON	23	10	16	0	0	49
2 PERS - NO CH	22	61	31	26	0	140
3+PERS - NO CH	6	6	17	10	0	39
2-4PERS - W/CH	0	32	27	26	6	91
5+ PERS - W/CH	0	11	11	5	10	37
TOTAL	51	120	102	67	16	356
HEAD OVER 60						
1 PERSON	74	11	0	0	0	85
2 PERS - NO CH	53	25	11	26	5	120
3+PERS - NO CH	6	5	5	5	0	21
2-4PERS - W/CH	12	5	0	0	0	17
5+ PERS - W/CH	0	0	0	0	5	5
TOTAL	145	46	16	31	10	248
GRAND TOTAL	222	228	161	134	26	771
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0

	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	6	0	6
5+ PERS - W/CH	0	6	0	0	0	6
TOTAL	0	6	0	6	0	12
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	4	0	4
2-4PERS - W/CH	0	4	0	0	0	4
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	4	0	4	0	13
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	4	0	0	0	4
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	4	0	0	0	4
GRAND TOTAL	5	14	0	10	0	29
TOTAL						
HEAD UNDER 35						
1 PERSON	11	0	6	0	0	17
2 PERS - NO CH	0	10	10	15	0	35
3+PERS - NO CH	0	5	0	6	0	11
2-4PERS - W/CH	10	32	16	11	0	69
5+ PERS - W/CH	5	21	11	10	0	47
TOTAL	26	68	43	42	0	179
HEAD 35-59						
1 PERSON	23	10	16	0	0	49
2 PERS - NO CH	27	61	31	26	0	145
3+PERS - NO CH	6	6	17	14	0	43
2-4PERS - W/CH	0	36	27	26	6	95
5+ PERS - W/CH	0	11	11	5	10	37
TOTAL	56	124	102	71	16	369
HEAD OVER 60						
1 PERSON	74	11	0	0	0	85
2 PERS - NO CH	53	25	11	26	5	120
3+PERS - NO CH	6	5	5	5	0	21
2-4PERS - W/CH	12	9	0	0	0	21
5+ PERS - W/CH	0	0	0	0	5	5
TOTAL	145	50	16	31	10	252
GRAND TOTAL	227	242	161	144	26	800

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	6	0	6
5+ ROOMS	5	26	26	0	0	57
TOTAL	5	26	26	6	0	63
2-4 UNITS						
1-2 ROOMS	0	16	0	0	0	16
3-4 ROOMS	5	137	71	10	5	228
5+ ROOMS	10	47	74	34	0	165
TOTAL	15	200	145	44	5	409
5+ UNITS						
1-2 ROOMS	0	0	0	11	0	11
3-4 ROOMS	0	46	16	0	0	62
5+ ROOMS	0	6	0	0	0	6
TOTAL	0	52	16	11	0	79
TOTAL	20	278	187	61	5	551
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	11	10	0	0	21
TOTAL	0	11	10	0	0	21
2-4 UNITS						
1-2 ROOMS	3	5	0	0	0	8
3-4 ROOMS	5	6	0	0	0	11
5+ ROOMS	0	4	0	0	0	4
TOTAL	8	15	0	0	0	23
5+ UNITS						
1-2 ROOMS	6	10	0	0	0	16
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	6	10	0	0	0	16
TOTAL	14	36	10	0	0	60

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
5+ UNITS						
1-2 ROOMS	6	6	0	0	0	12
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	6	11	0	0	0	17
TOTAL	11	11	0	0	0	22
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	6	0	6
5+ ROOMS	5	37	36	0	0	78
TOTAL	5	37	36	6	0	84
2-4 UNITS						
1-2 ROOMS	8	21	0	0	0	29
3-4 ROOMS	10	143	71	10	5	239
5+ ROOMS	10	51	74	34	0	169
TOTAL	28	215	145	44	5	437
5+ UNITS						
1-2 ROOMS	12	16	0	11	0	39
3-4 ROOMS	0	51	16	0	0	67
5+ ROOMS	0	6	0	0	0	6
TOTAL	12	73	16	11	0	112
TOTAL	45	325	197	61	5	633

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	10	0	0	0	10
5+ ROOMS	10	44	34	15	16	119
TOTAL	10	54	34	15	16	129
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	10	0	0	0	10
5+ ROOMS	10	44	34	15	16	119
TOTAL	10	54	34	15	16	129
GRAND TOTAL	20	108	68	30	32	258

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	430	96	4	21	551
CONDITION 3	55	5	0	0	60
CONDITION 4	22	0	0	0	22
ALL CONDITIONS	507	101	4	21	633

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	228	274	31	0	533
CONDITION 3	21	27	0	5	53
CONDITION 4	6	11	5	0	22
ALL CONDITIONS	255	312	36	5	608

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	28	5	0	0	0	33
2 PERS - NO CH	11	10	0	0	0	21
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	11	0	5	0	16
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	39	31	0	5	0	75
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	28	5	0	0	0	33
2 PERS - NO CH	11	10	0	0	0	21
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	11	0	5	0	16
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	39	31	0	5	0	75
GRAND TOTAL	78	62	0	10	0	150



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE-----					TYPE-----		TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	4+PERS W/CH	5+PERS W/CH			
\$0-1999	LT \$ 4	11	0	0	0	0			11
	GT \$ 4	71	28	0	11	0			110
\$2-2999	LT \$ 4	0	6	0	0	0			6
	\$ 40- 6	0	0	0	0	0			0
	GT \$ 6	0	5	6	0	0			11
\$3-3999	LT \$ 6	10	5	0	0	5			20
	\$ 60- 8	0	0	0	11	0			11
	GT \$ 8	6	5	0	0	0			11
\$4-4999	LT \$ 8	5	15	0	21	6			47
	\$ 80-10	0	0	0	5	5			10
	GT \$10	0	0	0	5	0			5
\$5-5999	LT \$10	16	67	16	33	15			147
	\$100-12	0	0	0	0	6			6
	GT \$12	0	0	0	0	0			0
\$6-6999	LT \$12	11	27	5	16	6			65
	\$120-14	0	0	0	0	0			0
	GT \$14	0	0	0	0	0			0
\$7-7999	LT \$14	6	5	0	17	11			39
	GT \$14	0	0	0	0	0			0
\$8-8999	LT \$15	0	0	0	0	0			0
	GT \$15	0	10	0	20	5			35
\$9-9999	LT \$15	0	0	0	0	0			0
	GT \$15	0	5	4	12	0			21
GT10000	LT \$15	0	0	0	0	0			0
	GT \$15	0	26	11	6	10			53
TOTAL		136	204	42	157	69			608



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	5	0	10	0	0	15
2 PERS - NO CH	4	14	9	5	0	32
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	72	37	39	20	5	173
5+ PERS - W/CH	58	42	29	10	5	144
TOTAL	139	93	87	35	10	364
HEAD 35-59						
1 PERSON	53	32	5	0	0	90
2 PERS - NO CH	15	55	89	77	5	241
3+PERS - NO CH	4	9	8	23	5	49
2-4PERS - W/CH	29	60	80	32	15	216
5+ PERS - W/CH	15	58	88	37	19	217
TOTAL	116	214	270	169	44	813
HEAD OVER 60						
1 PERSON	102	8	0	0	0	110
2 PERS - NO CH	87	25	20	24	0	156
3+PERS - NO CH	0	14	15	25	10	64
2-4PERS - W/CH	5	10	10	0	5	30
5+ PERS - W/CH	5	0	0	14	0	19
TOTAL	199	57	45	63	15	379
GRAND TOTAL	454	364	402	267	69	1556
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	7	0	0	0	0	7
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	7	0	0	0	0	7
HEAD 35-59						
1 PERSON	8	0	0	0	0	8
2 PERS - NO CH	6	7	0	7	0	20
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	7	21	0	0	0	28
5+ PERS - W/CH	7	0	14	6	6	33
TOTAL	28	28	14	13	6	89
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	7	6	0	0	0	13
3+PERS - NO CH	0	0	0	0	6	6
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	7	6	0	0	6	19
GRAND TOTAL	42	34	14	13	12	115



	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	8	0	0	0	8
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	8	7	0	6	0	21
5+ PERS - W/CH	14	7	0	14	0	35
TOTAL	22	22	0	20	0	64
HEAD 35-59						
1 PERSON	0	6	0	0	0	6
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	7	0	7
2-4PERS - W/CH	7	7	13	7	0	34
5+ PERS - W/CH	0	27	0	0	0	27
TOTAL	7	40	13	14	0	74
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	7	0	7
TOTAL	0	0	0	7	0	7
GRAND TOTAL	29	62	13	41	0	145
TOTAL						
HEAD UNDER 35						
1 PERSON	5	0	10	0	0	15
2 PERS - NO CH	4	22	9	5	0	40
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	87	44	39	26	5	201
5+ PERS - W/CH	72	49	29	24	5	179
TOTAL	168	115	87	55	10	435
HEAD 35-59						
1 PERSON	61	38	5	0	0	104
2 PERS - NO CH	21	62	89	84	5	261
3+PERS - NO CH	4	9	8	30	5	56
2-4PERS - W/CH	43	88	93	39	15	278
5+ PERS - W/CH	22	85	102	43	25	277
TOTAL	151	282	297	196	50	976
HEAD OVER 60						
1 PERSON	102	8	0	0	0	110
2 PERS - NO CH	94	31	20	24	0	169
3+PERS - NO CH	0	14	15	25	16	70
2-4PERS - W/CH	5	10	10	0	5	30
5+ PERS - W/CH	5	0	0	21	0	26
TOTAL	206	63	45	70	21	405
GRAND TOTAL	525	460	429	321	81	1816

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	5	56	41	5	0	107
5+ ROOMS	13	48	34	19	0	114
TOTAL	18	109	75	24	0	226
2-4 UNITS						
1-2 ROOMS	0	30	5	0	0	35
3-4 ROOMS	14	51	30	9	0	104
5+ ROOMS	0	12	9	5	0	26
TOTAL	14	93	44	14	0	165
5+ UNITS						
1-2 ROOMS	5	4	0	0	0	9
3-4 ROOMS	30	94	10	0	0	134
5+ ROOMS	9	27	0	0	0	36
TOTAL	44	125	10	0	0	179
TOTAL	76	327	129	38	0	570
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	5	0	0	5
5+ ROOMS	0	4	0	0	0	4
TOTAL	0	4	5	0	0	9
2-4 UNITS						
1-2 ROOMS	0	0	0	4	0	4
3-4 ROOMS	0	21	5	0	0	26
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	21	5	4	0	30
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	5	0	0	0	5
TOTAL	0	30	10	4	0	44

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	0	5	0	0	5
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	5	0	0	5
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	5	56	46	5	0	112
5+ ROOMS	13	52	39	19	0	123
TOTAL	18	113	85	24	0	240
2-4 UNITS						
1-2 ROOMS	0	30	5	4	0	39
3-4 ROOMS	14	72	35	9	0	130
5+ ROOMS	0	12	9	5	0	26
TOTAL	14	114	49	18	0	195
5+ UNITS						
1-2 ROOMS	5	4	0	0	0	9
3-4 ROOMS	30	99	10	0	0	139
5+ ROOMS	9	27	0	0	0	36
TOTAL	44	130	10	0	0	184
TOTAL	76	357	144	42	0	619

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	101	183	31	7	0	322
5+ ROOMS	71	446	197	14	14	742
TOTAL	172	629	228	21	14	1064
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	9	0	0	0	0	9
5+ ROOMS	22	21	0	5	0	48
TOTAL	31	21	0	5	0	57
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	110	183	31	7	0	331
5+ ROOMS	93	467	197	19	14	790
TOTAL	203	650	228	26	14	1121
GRAND TOTAL	406	1300	456	52	28	2242

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	276	40	44	210	570
CONDITION 3	33	7	0	4	44
CONDITION 4	5	0	0	0	5
ALL CONDITIONS	314	47	44	214	619

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	132	302	109	0	543
CONDITION 3	17	21	0	0	38
CONDITION 4	0	0	0	5	5
ALL CONDITIONS	149	323	109	5	586

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	-INCOME-					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	9	0	5	0	0	14
2 PERS - NO CH	15	0	5	4	0	24
3+PERS - NO CH	0	4	0	0	5	9
2-4PERS - W/CH	0	9	10	0	5	24
5+ PERS - W/CH	5	5	0	0	0	10
TOTAL	29	18	20	4	10	81
NEGRO						
1 PERSON	8	0	0	0	0	8
2 PERS - NO CH	0	0	0	7	0	7
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	7	0	0	0	7
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	8	7	0	7	0	22
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	7	0	0	0	7
TOTAL	0	7	0	0	0	7
ALL RACES						
1 PERSON	17	0	5	0	0	22
2 PERS - NO CH	15	0	5	11	0	31
3+PERS - NO CH	0	4	0	0	5	9
2-4PERS - W/CH	0	16	10	0	5	31
5+ PERS - W/CH	5	12	0	0	0	17
TOTAL	37	32	20	11	10	110
GRAND TOTAL	74	64	40	22	20	220



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	4+PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	10	0	0	10	0	20
	GT \$ 4	40	4	4	42	40	130
\$2-2999	LT \$ 4	0	0	0	8	12	20
	\$ 40- 6	5	0	0	0	0	5
	GT \$ 6	0	4	0	16	10	30
\$3-3999	LT \$ 6	10	0	0	9	10	29
	\$ 60- 8	5	0	0	9	10	24
	GT \$ 8	0	0	0	0	0	0
\$4-4999	LT \$ 8	0	34	0	37	27	98
	\$ 80-10	0	0	0	0	5	5
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	13	20	0	24	15	72
	\$100-12	0	0	0	5	0	5
	GT \$12	0	0	0	0	4	4
\$6-6999	LT \$12	0	5	14	15	19	53
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	5	4	0	25	3	37
	GT \$14	0	0	0	0	2	2
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	4	0	4
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	14	0	4	7	25
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	14	0	9	0	23
TOTAL		88	99	18	217	164	586

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	18	21	5	0	0	44
2 PERS - NO CH	20	35	16	27	0	98
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	62	87	49	21	5	224
5+ PERS - W/CH	10	13	19	10	0	52
TOTAL	110	156	89	58	10	423
HEAD 35-59						
1 PERSON	74	20	14	0	0	108
2 PERS - NO CH	33	34	71	48	9	195
3+PERS - NO CH	4	10	15	35	24	88
2-4PERS - W/CH	27	74	64	64	25	254
5+ PERS - W/CH	19	34	52	40	25	170
TOTAL	157	172	216	187	83	815
HEAD OVER 60						
1 PERSON	170	28	0	0	0	198
2 PERS - NO CH	127	39	53	20	10	249
3+PERS - NO CH	15	36	21	16	10	98
2-4PERS - W/CH	5	4	0	5	0	14
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	317	107	74	41	20	559
GRAND TOTAL	584	435	379	286	113	1797
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	7	0	0	0	0	7
5+ PERS - W/CH	0	7	0	0	0	7
TOTAL	7	7	0	0	0	14
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	4	0	0	4
2-4PERS - W/CH	7	6	0	0	0	13
5+ PERS - W/CH	0	6	7	0	0	13
TOTAL	7	12	11	0	0	30
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	14	19	11	0	0	44



	-----INCOME-----					TOTAL
	\$ 0	\$4000	\$6000	\$8000	\$12000	
	-3999	-5999	-7999	-11999	OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	4	0	0	0	4
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	4	0	0	0	4
TOTAL	0	8	0	0	0	8
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	8	0	0	0	8
TOTAL						
HEAD UNDER 35						
1 PERSON	18	21	5	0	0	44
2 PERS - NO CH	20	35	16	27	0	98
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	69	87	49	21	5	231
5+ PERS - W/CH	10	20	19	10	0	59
TOTAL	117	163	89	58	10	437
HEAD 35-59						
1 PERSON	74	20	14	0	0	108
2 PERS - NO CH	33	38	71	48	9	199
3+PERS - NO CH	4	10	19	35	24	92
2-4PERS - W/CH	34	80	64	64	25	267
5+ PERS - W/CH	19	44	59	40	25	187
TOTAL	164	192	227	187	83	853
HEAD OVER 60						
1 PERSON	170	28	0	0	0	198
2 PERS - NO CH	127	39	53	20	10	249
3+PERS - NO CH	15	36	21	16	10	98
2-4PERS - W/CH	5	4	0	5	0	14
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	317	107	74	41	20	559
GRAND TOTAL	598	462	390	286	113	1849

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

		RENT					TOTAL
		LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2							
SINGLE FAMILY							
1-2 ROOMS	5	20	0	0	0	25	
3-4 ROOMS	24	51	24	0	0	99	
5+ ROOMS	4	39	19	33	0	95	
TOTAL	33	110	43	33	0	219	
2-4 UNITS							
1-2 ROOMS	4	15	5	0	0	24	
3-4 ROOMS	11	130	109	10	0	260	
5+ ROOMS	13	39	37	19	0	108	
TOTAL	28	184	151	29	0	392	
5+ UNITS							
1-2 ROOMS	0	10	0	0	0	10	
3-4 ROOMS	64	63	10	0	0	137	
5+ ROOMS	9	14	4	0	0	27	
TOTAL	73	87	14	0	0	174	
TOTAL	134	381	208	62	0	785	
CONDITION 3							
SINGLE FAMILY							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	5	8	6	0	0	19	
5+ ROOMS	10	5	8	0	0	23	
TOTAL	15	13	14	0	0	42	
2-4 UNITS							
1-2 ROOMS	9	6	0	0	0	15	
3-4 ROOMS	5	63	22	0	0	90	
5+ ROOMS	4	5	8	0	0	17	
TOTAL	18	74	30	0	0	122	
5+ UNITS							
1-2 ROOMS	4	5	0	0	0	9	
3-4 ROOMS	0	15	0	0	0	15	
5+ ROOMS	5	0	0	0	0	5	
TOTAL	9	20	0	0	0	29	
TOTAL	42	107	44	0	0	193	

(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	5	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	5	0	0	5
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	4	0	0	0	0	4
5+ ROOMS	0	0	0	0	0	0
TOTAL	4	0	0	0	0	4
5+ UNITS						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
TOTAL	9	0	5	0	0	14
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	5	20	0	0	0	25
3-4 ROOMS	29	59	35	0	0	123
5+ ROOMS	14	44	27	33	0	118
TOTAL	48	123	62	33	0	266
2-4 UNITS						
1-2 ROOMS	13	21	5	0	0	39
3-4 ROOMS	20	193	131	10	0	354
5+ ROOMS	17	44	45	19	0	125
TOTAL	50	258	181	29	0	518
5+ UNITS						
1-2 ROOMS	9	15	0	0	0	24
3-4 ROOMS	64	78	10	0	0	152
5+ ROOMS	14	14	4	0	0	32
TOTAL	87	107	14	0	0	208
TOTAL	185	488	257	62	0	992

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----						
	\$0- 9999	10-14999	15-19999	20-24999	25000 +		TOTAL
CONDITION 1-2							
1-2 ROOMS	5	0	0	0	0		5
3-4 ROOMS	43	65	10	0	0		118
5+ ROOMS	52	182	215	65	20		534
TOTAL	100	247	225	65	20		657
CONDITION 3							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	18	16	0	0	0		34
5+ ROOMS	16	25	5	0	0		46
TOTAL	34	41	5	0	0		80
CONDITION 4							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	5	0	0	0	0		5
5+ ROOMS	0	0	0	0	0		0
TOTAL	5	0	0	0	0		5
TOTAL							
1-2 ROOMS	5	0	0	0	0		5
3-4 ROOMS	66	81	10	0	0		157
5+ ROOMS	68	207	220	65	20		580
TOTAL	139	288	230	65	20		742
GRAND TOTAL							
	278	576	460	130	40		1484

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	446	122	129	88	785
CONDITION 3	157	9	22	5	193
CONDITION 4	14.	0	0	0	14
ALL CONDITIONS	617	131	151	93	992

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	302	344	94	9	749
CONDITION 3	81	70	24	0	175
CONDITION 4	9	5	0	0	14
ALL CONDITIONS	392	419	118	9	938

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	33	26	0	0	0	59
2 PERS - NO CH	26	9	38	10	0	83
3+PERS - NO CH	0	0	5	5	0	10
2-4PERS - W/CH	20	26	17	25	5	93
5+ PERS - W/CH	10	5	15	5	0	35
TOTAL	89	66	75	45	5	280
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	4	0	0	4
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	6	0	0	0	6
TOTAL	0	6	4	0	0	10
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	4	0	0	0	4
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	4	0	0	0	4
TOTAL	0	8	0	0	0	8
ALL RACES						
1 PERSON	33	26	0	0	0	59
2 PERS - NO CH	26	13	38	10	0	87
3+PERS - NO CH	0	0	9	5	0	14
2-4PERS - W/CH	20	26	17	25	5	93
5+ PERS - W/CH	10	15	15	5	0	45
TOTAL	89	80	79	45	5	298
GRAND TOTAL	178	160	158	90	10	596

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	4-5PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	53	27	4	12	0	96
	GT \$ 4	43	25	0	25	0	93
\$2-2999	LT \$ 4	10	0	0	0	0	10
	\$ 40- 6	0	0	0	4	0	4
	GT \$ 6	11	5	0	9	5	30
\$3-3999	LT \$ 6	17	5	0	18	5	45
	\$ 60- 8	0	15	0	14	0	29
	GT \$ 8	9	0	0	0	5	14
\$4-4999	LT \$ 8	34	37	5	28	9	113
	\$ 80-10	0	5	0	0	0	5
	GT \$10	0	5	0	5	4	14
\$5-5999	LT \$10	16	21	4	69	22	132
	\$100-12	0	0	0	0	0	0
	GT \$12	0	0	0	5	0	5
\$6-6999	LT \$12	4	27	5	30	4	70
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	10	52	0	35	29	126
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	26	0	10	0	36
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	19	5	6	5	35
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	19	30	17	15	81
TOTAL		207	288	53	287	103	938

SECTION 3

SOCIAL AND PHYSICAL PROBLEM PROFILES, BY CENSUS TRACT

In order to stratify the various parts of the City according to the relative urgency of their renewal problems, a series of Census Tract "profiles" were developed. These profiles consist of two sets of graphs per Census Tract: one relating to social problems and the other relating to physical problems. The indicators used for the profiles were derived from a variety of sources. They were selected if they provided an especially good measure either of a recognized problem or of some characteristic which could intensify problems under certain conditions. A very low median income, for example, is clearly a problem indicator. An indicator such as "a high percentage of persons who recently moved", on the other hand, is not a problem per se but could indicate a degree of instability that might make other problems more difficult to solve.

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Construction of the Profiles

The profiles were developed by very simple mathematic and graphic procedures. Scores for each variable were computed for each Tract, and plotted on scales defined by two points: 1) the "highest problem Tract score", e.g., the Tract score indicating the highest percentage of families earning less than \$3,000 per year, or the Tract score indicating the lowest median family income; and 2) the comparable score for San Francisco as a whole. Using these two points for each variable, all scales could be equalized in length and presented on the same graph.

These profiles were developed for purposes of general graphic scanning and sorting of high-problem vs. low-problem areas in the CRP study. By noting the average distance of any Tract's profile above the San Francisco scores, one can quickly see how "well-off" the Tract is in comparison to others. The profiles can be easily misinterpreted, however, if used for more detailed purposes. The scales have not been equalized on the basis of standard deviations - that is, within any one profile comparisons of the relative positions between variables have no meaning.

Full titles, data and sources for each variable on the profiles are shown on the tables which follow.

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Components of the Social Problem Profiles

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Families Earning Less Than \$3,000 in 1959 (1)	13.4	42.2	2.2
1b. Median Family Income, 1959 (1)	6,716	3,459	18,281
1c. Per Cent of Male Labor Force Unemployed, 1960 (1)	6.7	19.4	0
1d. Per Cent of Female Labor Force Unemployed, 1960 (1)	5.4	16.8	0.7
2a. Per Cent of Persons Over 25 Who had not Completed 4 Years of High School, 1960 (1)	49.0	91.69	19.9
2b. Median Years of Education, 1960 (1)	12.0	0.9	14.0
2c. Per Cent of Total Popula- tion that is Non-White, 1960 (1)	18.4	99.5	0.1
2d. Per Cent of Total Popula- tion that is Over 65 Years of Age, 1960 (1)	12.6	33.6	3.0
3a. Number of Old Age Assist- ance Recipients, 1962 per 1000 1960 Population (2)	16.0	79.0	1.0
3b. New Tuberculosis Cases, 1960, per 1000 1960 Popu- lation (3)	0.8	4.0	0
3c. Number of Infant Deaths per 1000 Births, 1963 (3)	25	91.0	0
4a. Criminal Offences Committed in 1960 per 1000 Popula- tion, 1960 (5)	68	280	40

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
4b. Juvenile Court Cases, 1960 per 1000 Persons 8-18 Years of Age, 1960 (4)	55	165	3
4c. Suicides 1960 per 1000 Population, 1960 (5)	0.3	1.5	0
5a. Per Cent of 1960 Popula- tion Moved to 1960 Home Since 1955 (1)	54.7	75.9	26.8
5b. Per Cent of Total Housing Units that were Rented, 1960 (1)	61.0	99.59	2.64
5c. Per Cent of Total House- holds that were Primary Families, 1960 (1)	61.64	9.04	94.58
5d. Per Cent Change in Number of Families, 1950-1960 (1) & (6)	-10.1	-71.30	+712.30

Components of the Physical Problem Profile

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Housing Units that were Dilapidated, 1960 (1)	1.71	58.93	0
1b. Per Cent of Housing Units that were Substandard, 1960 (Dilapidated, Deteriorating and/or Missing any Plumbing Facilities) (1)	17.50	95.40	0.20

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1c. Per Cent of Housing Units that were 20 Years of Age or More, 1960 (1)	80.39	100	0.9
1d. Lot Size and Shape Penal- ty Score, 1956 (7)	4.75	8.50	0
1e. Per Cent of Housing Units that were Occupied by 1.01 Persons or More per Room, 1960 (1)	6.53	32.05	0.43
1f. Per Cent of Housing Units with no Bathroom or Shared Bathroom, 1960 (1)	12.45	93.12	0
1g. Per Cent of Total Housing Units that were Vacant, 1960 (1)	5.98	27.32	0
2a. Non-Conforming Use Penalty Score, 1964 (8)	.74	11.23	0
2b. Block Size and Shape Penal- ty Score, 1956 (7)	2.77	6.50	0
2c. Street Layout Penalty Score, 1956 (7)	2.26	5.0	0
2d. Traffic Penalty Score, 1964 (9)	0.34	2.83	0
2e. Facility Deficiencies Score - Protective Functions, 1965 (10)	1.68	3.50	0.80
2f. Facility Deficiencies Score - Recreation, Library, 1965 (10)	1.81	4.00	0.30
2g. Facility Deficiencies Score - Education, 1965 (10)	1.77	2.80	0.40
3a. Improvement Activity Level, 1962-1964 (11)	1.42	0	6.50
3b. Construction Activity Level, 1962-1964 (11)	2.83	0	32.09

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Sources and Detailed Definitions

- (1) U.S. Department of Commerce, Bureau of the Census, Census Tracts, San Francisco-Oakland, California, Standard Metropolitan Statistical Area, Final Report PHC (1)-137, U.S. Census of Population and Housing, 1960.
- (2) Data obtained from the United Community Fund of San Francisco.
- (3) Data obtained from the San Francisco Department of Public Health.
- (4) Social Planning Department, United Community Fund of San Francisco, Juvenile Delinquents in San Francisco 1960, 1964.
- (5) San Francisco Police Department, Annual Report, 1960.
- (6) U.S. Department of Commerce, Bureau of the Census, Census Tract Statistics, San Francisco-Oakland, California and Adjacent Area, 1950 Population Census Report, Volume III, Chapter 49, United States Census of Population, 1950.
- (7) Penalty scores and rating systems were developed by Francis H. Hendricks in 1956, and are defined in his "The Measurement of Housing Quality for Urban Renewal", (unpublished Master's Thesis, University of California, Berkeley, 1958).
- (8) Derived from Zoning Division, San Francisco Department of City Planning, Non-Conforming Use Study, 1965. This measure is equal to the total number of non-conforming uses in any Census Tract per 100 housing units in that Tract in 1960.
- (9) Traffic penalty scores were derived from Inventory of Street Deficiencies (Projected to 1974) in the City and County of San Francisco, April 1964, prepared for the Department of Public Works of the State of California by the Road Commissioner, City and County of San Francisco. This publication describes the number of miles of deficient streets that either exist now or are likely to come into being before 1974, according to capacity, structural and other standards. The penalty score used in our profiles is simply defined as the total number of deficient miles in a Census Tract.

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- (10) Public Facility Deficiency scores (Items 2e., 2f., and 2g. on the Physical Problem Profile) were developed for the CRP by a special procedure. In this procedure a five-man team, drawn from the staffs of the Department of City Planning, the Department of Public Works and Arthur D. Little, Inc., rated the public facilities existing in each Census Tract as of January 1965. After group discussions concerning each Tract, all team members independently rated each type of facility on a 5-point scale. A score of "0" was defined to mean "no indication of any deficiency". A score of "5" was defined to mean "severe deficiencies exist which demand highest priority attention". Deficiencies were defined broadly to include structural deterioration as well as inadequate capacity and inadequate service area coverage. Individual scores were averaged to derive the final group score. ("Protective Facilities" - Item 2e. - include police stations, fire stations and health centers.) It should be noted that no special surveys or measurements of deterioration were undertaken as a part of this process. The results must, therefore, be interpreted as preliminary problem identifications and not as definitive measures of need for improvement.
- (11) Items 3a. and 3b. were derived from a special CRP sample survey of building permit applications. Item 3a. concerns applications for improvements to existing structures and 3b. concerns new construction. The specific measure used on the profile was the number of housing units to be either improved or construction in a Census Tract - according to the sample applications - per 100 1960 housing units in that Tract. The procedure employed in the survey and the survey data applicable to this Programming Area are described in detail in Section 6 of this report.

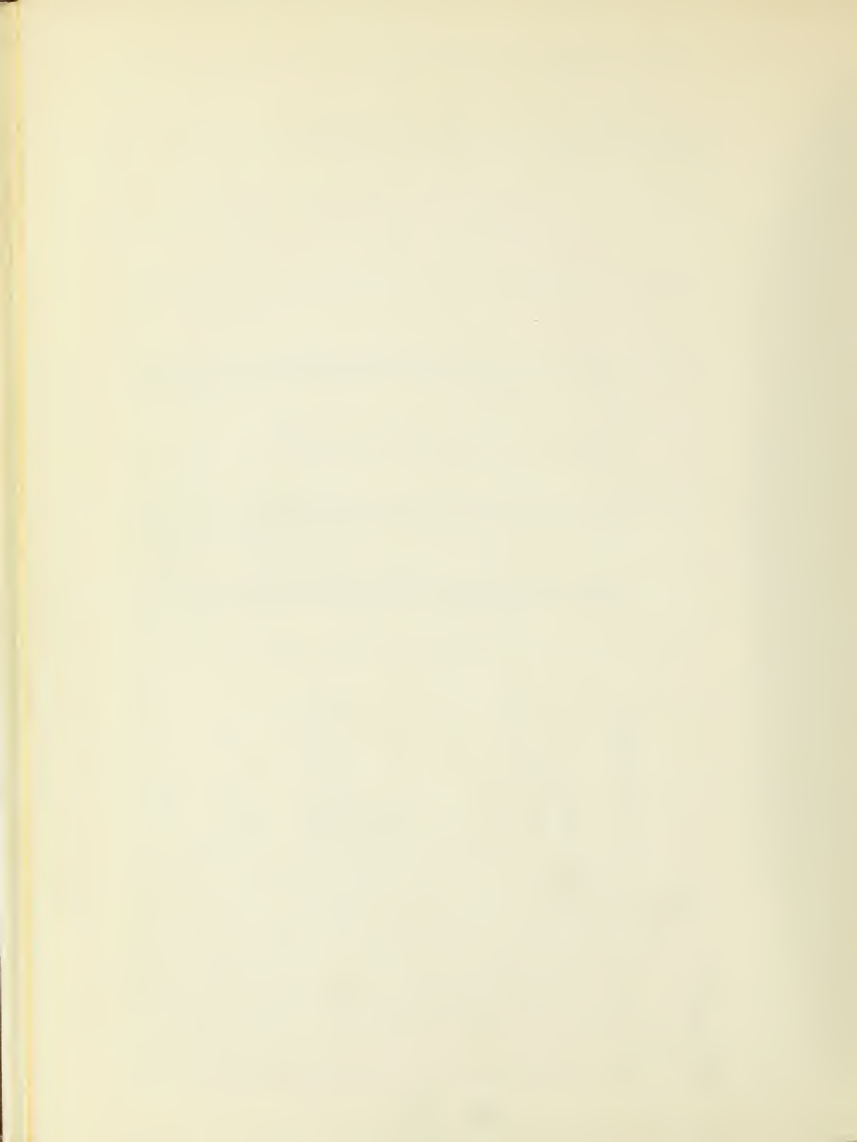


SOCIAL PROBLEM PROFILE DATA
by Census Tract

Programming Area - 17

	M-1	M-2	M-3	M-4		
1a. % Families, Income Less Than \$3000/yr.	11.7	10.2	14.3	16.3		
1b. Median Family Income	6230	6332	5875	5854		
1c. % Male Labor Force, Unemployed	5.7	7.3	9.2	4.4		
1d. % Female Labor Force, Unemployed	7.6	11.5	7.4	7.3		
2a. % Persons Over 25, Less Than HS Education	68.2	67.5	69.7	61.7		
2b. Median Years Education	10.0	9.8	9.1	10.4		
2c. % Population, Non-White	16.8	8.5	8.9	12.5		
2d. % Population, Over 65	8.4	9.6	10.6	9.3		
3a. OAA Recipients/1000 Persons	13	14	14	14		
3b. New Tuberculosis Cases/1000 Persons	1.7	.2	.2	.9		
3c. Infant Mortality/1000 Births	59	13	63	16		
4a. Criminal Offences Committed/1000 Persons	46	46	46	46		
4b. Juvenile Court Cases/1000, 8-18 yrs.	45	45	52	33		
4c. Suicides/1000 Persons	.7	.2	.2	.5		
4d. AFDC Recipients/100 Families	2.14	2.20	3.34	2.24		
5a. % 1960 Population, Moved Since 1955	52.9	44.4	56.3	49.6		
5b. % Housing Units, Rented	34.40	40.87	58.96	40.44		
5c. % Households, Primary Families	82.80	80.16	74.15	83.03		
5d. % Change, Number of Families, 1950 - 1960	+21.79	-8.20	-9.71	+6.19		

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PHYSICAL PROBLEM PROFILE DATA
by Census Tract

Programming Area 17		M-1	M-2	M-3	M-4		
1a.	% Housing Units, Dilapidated	2.73	2.52	1.35	.48		
1b.	% Housing Units, Substandard	17.80	15.70	26.60	7.70		
1c.	% Housing Units, 20 Yrs. Old or More	71.9	85.4	93.4	72.6		
1d.	Lot Size and Shape Penalty	7	0	0	3		
1e.	% Housing Units, 1.01 Persons/Room or More	11.73	9.84	11.87	11.64		
1f.	% Housing Units, Shared or No Bath	1.09	.31	5.42	.84		
1g.	% Housing Units, Vacant	4.15	5.30	4.96	2.99		
2a.	Non-Conforming Use Penalty	1.09	1.03	.71	.90		
2b.	Block Size and Shape Penalty	6.5	6.5	6.5	5		
2c.	Street Layout Penalty	4	0	4	2		
2d.	Traffic Penalty	0	0	0	0		
2e.	Facility Deficiencies-Protective Functions	1.5	1.4	1.3	1.5		
2f.	Facility Deficiencies-Recreation, Library	3.0	2.5	2.7	2.1		
2g.	Facility Deficiencies - Education	2.3	2.3	2.3	2.3		
3a.	Improvement Activity Level	2.29	.57	.39	.84		
3b.	Construction Activity Level	2.73	1.13	1.55	.93		

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SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT M-1

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Tran- sieny
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT M-2

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest % Fam.
less than \$3000, Lowest
Median Income, etc.

← SAN FRANCISCO
SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT M-3

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Tran- sieny
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

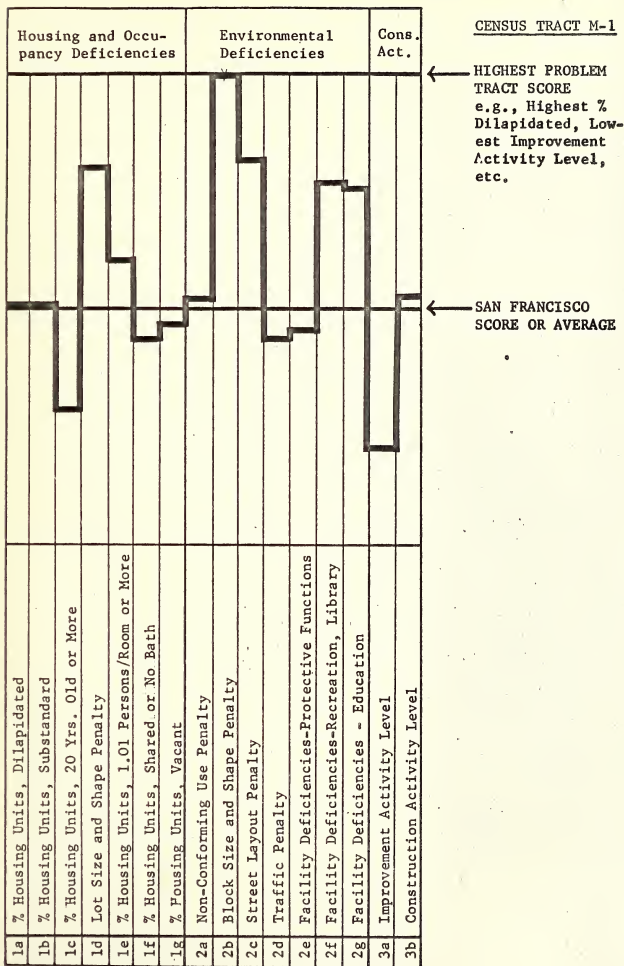
CENSUS TRACT M-4

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest % Fam.
less than \$3000, Lowest
Median Income, etc.

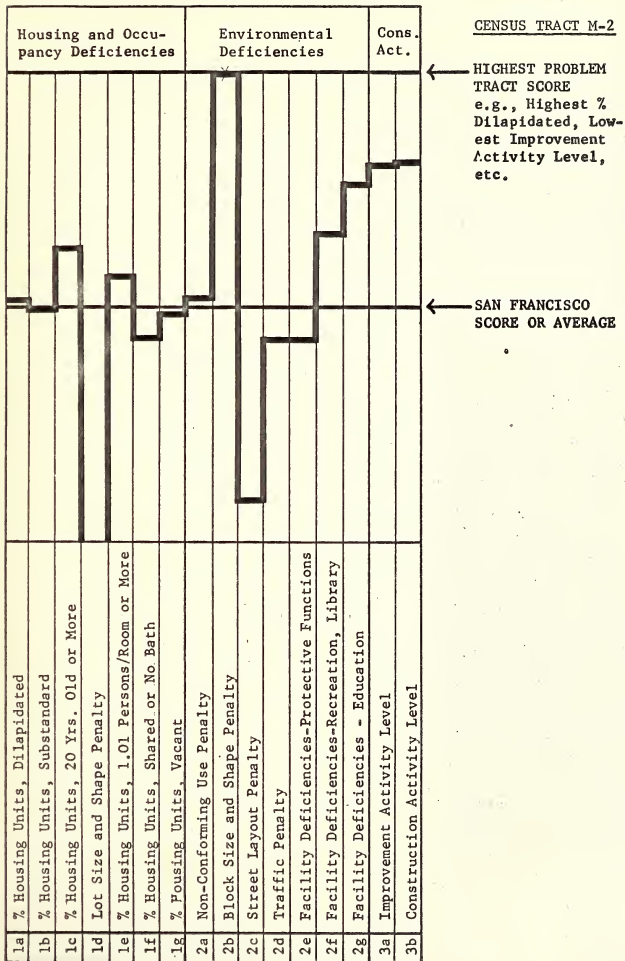
← SAN FRANCISCO
SCORE OR AVERAGE



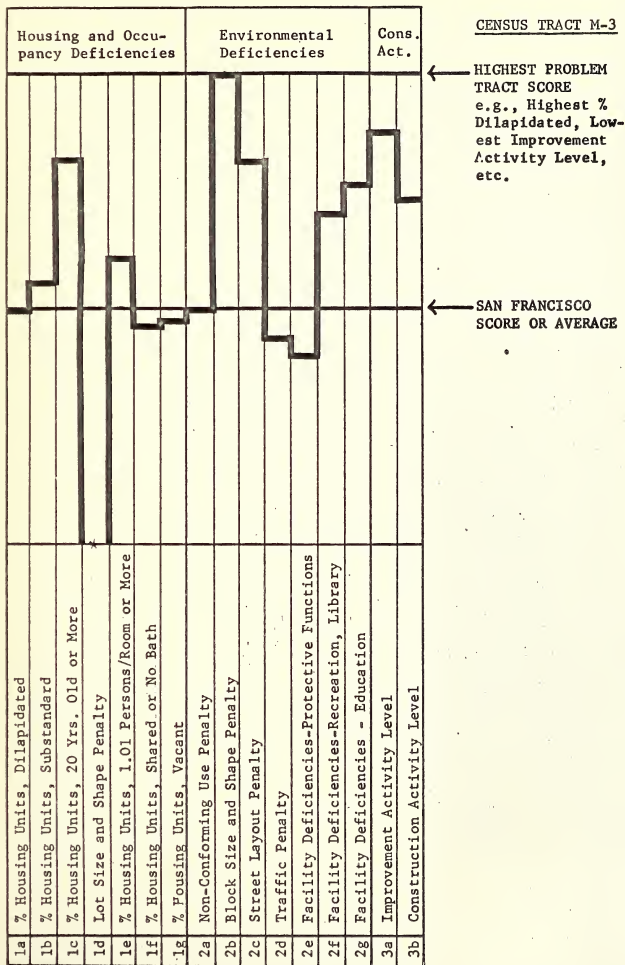
PHYSICAL PROBLEM PROFILE



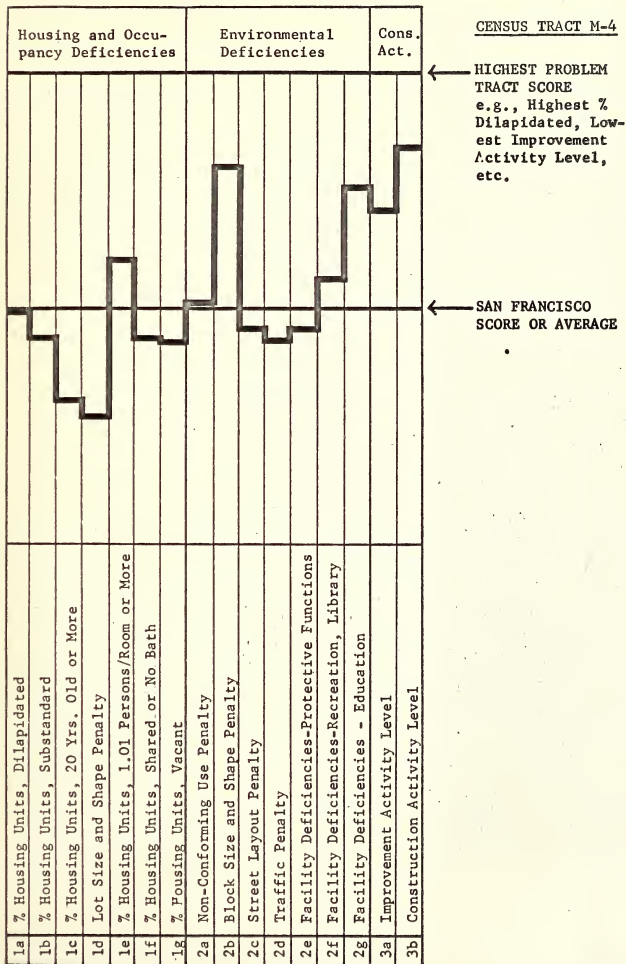
PHYSICAL PROBLEM PROFILE



PHYSICAL PROBLEM PROFILE



PHYSICAL PROBLEM PROFILE



SECTION 4

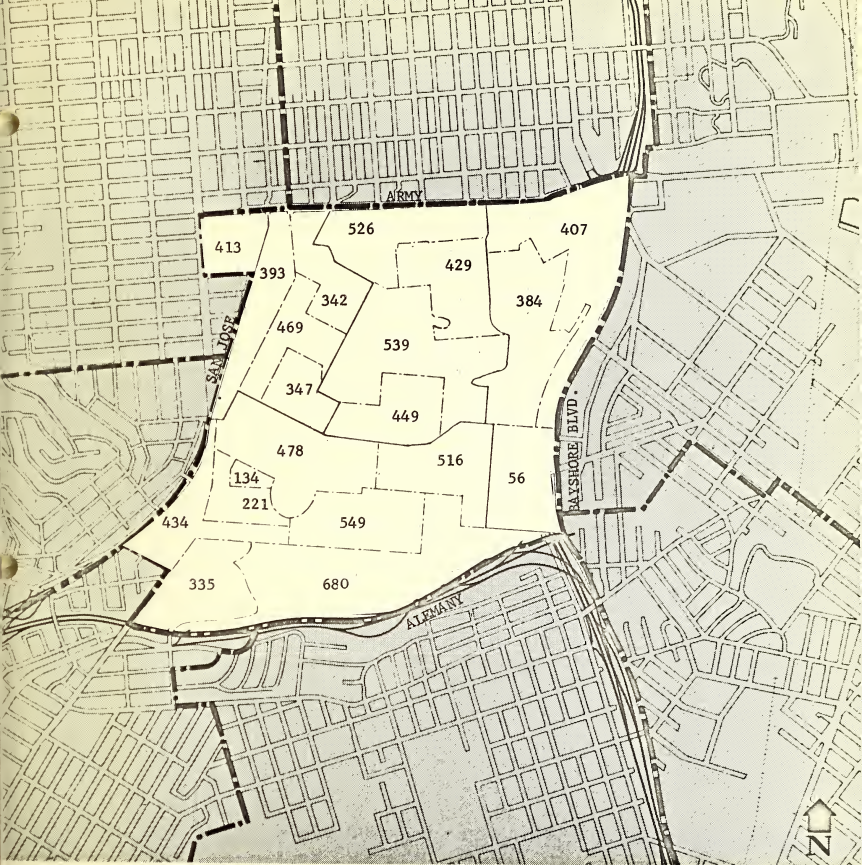
POPULATION AND HOUSING CHARACTERISTICS MAPS, 1960, BY ENUMERATION DISTRICT

The maps in this Section give for each Enumeration District information on the following variables: total number of housing units; average rent of rental housing units; per cent of housing units which are sound and with all plumbing facilities present; and the number of Negroes as a per cent of total population. These variables do not explain, by any means, all there is to know about each Enumeration District. The purpose of including them in this report is to provide some sense of the internal variations within Neighborhoods and Census Tracts with respect to certain key housing and population characteristics. In general, the Neighborhoods and Census Tracts are appropriate levels of detail for the general programming recommendations that are a part of the CRP. However, in certain instances, the CRP "treatment area" recommendations in the 6-year program for 1966-1972 (see Chapter 6 of the final report) were influenced by information at the Enumeration District

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level. Moreover, for project planning, much more information at the Enumeration District scale will, of course, be required. Such information can be obtained from the PHC (1) Enumeration District book to be maintained by the San Francisco Department of City Planning.

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NUMBER OF HOUSING UNITS

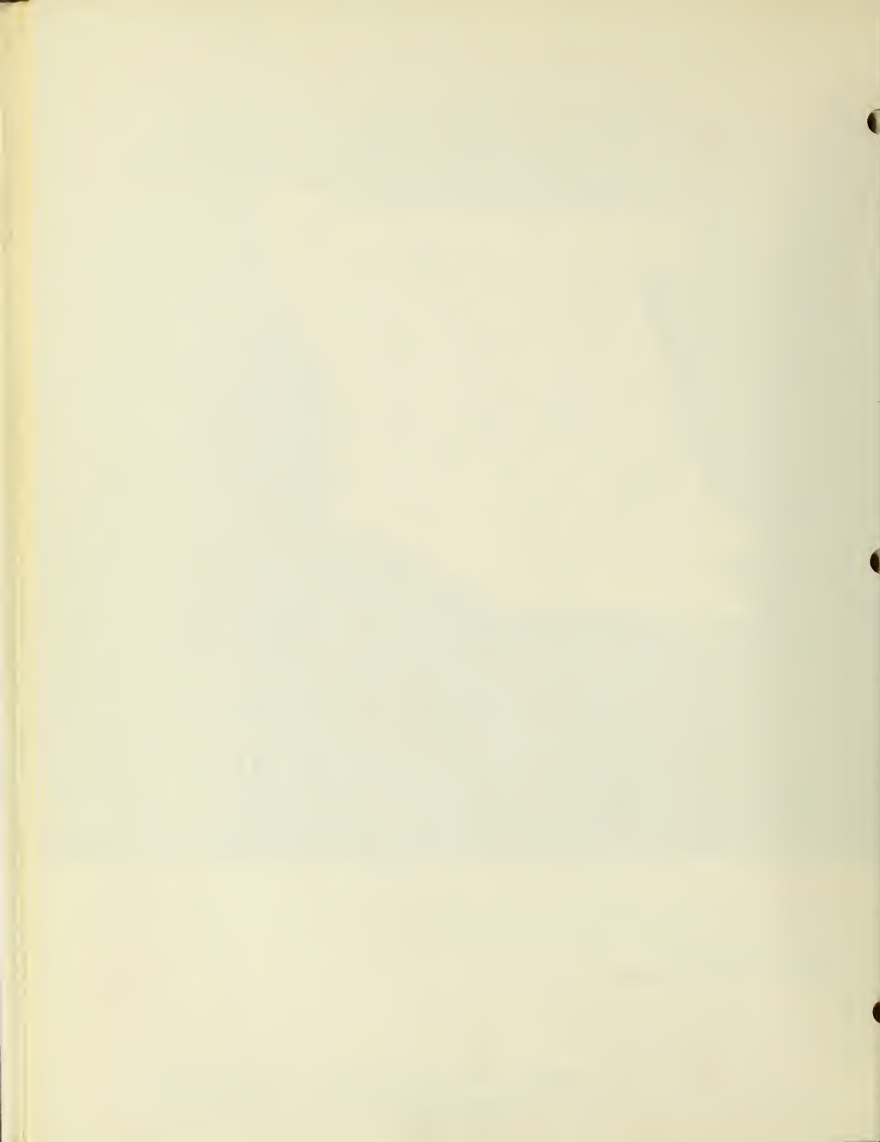
Programming Area 17

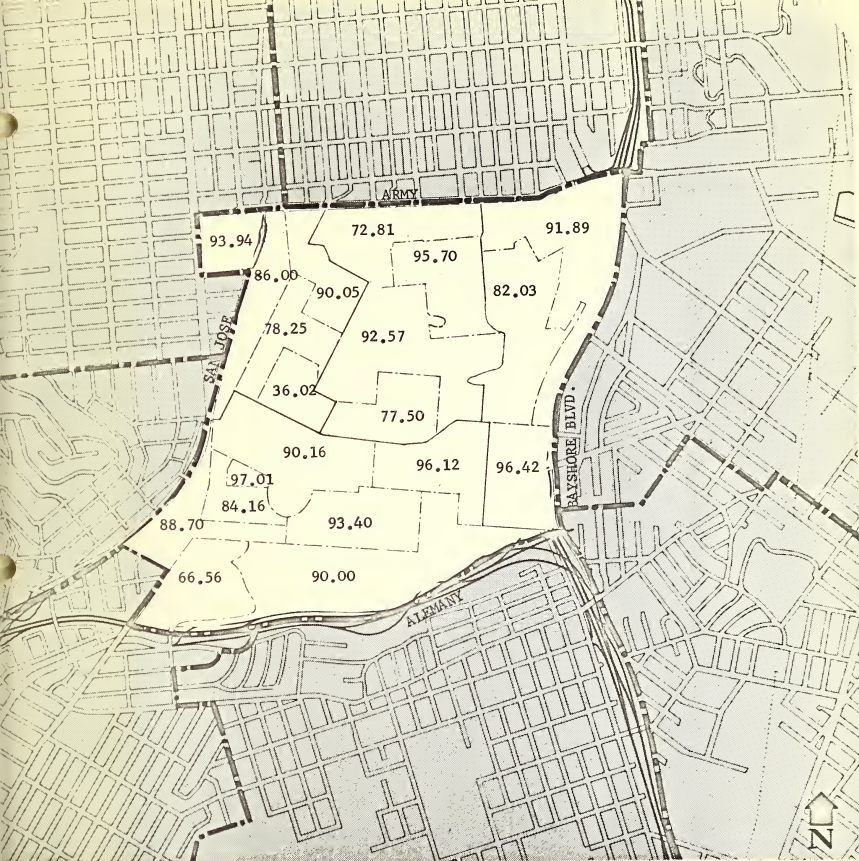
Source: 1960 U.S. Census

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COMMUNITY RENEWAL PROGRAM

17 106

CRP





PER CENT OF HOUSING UNITS,
SOUND WITH ALL PLUMBING

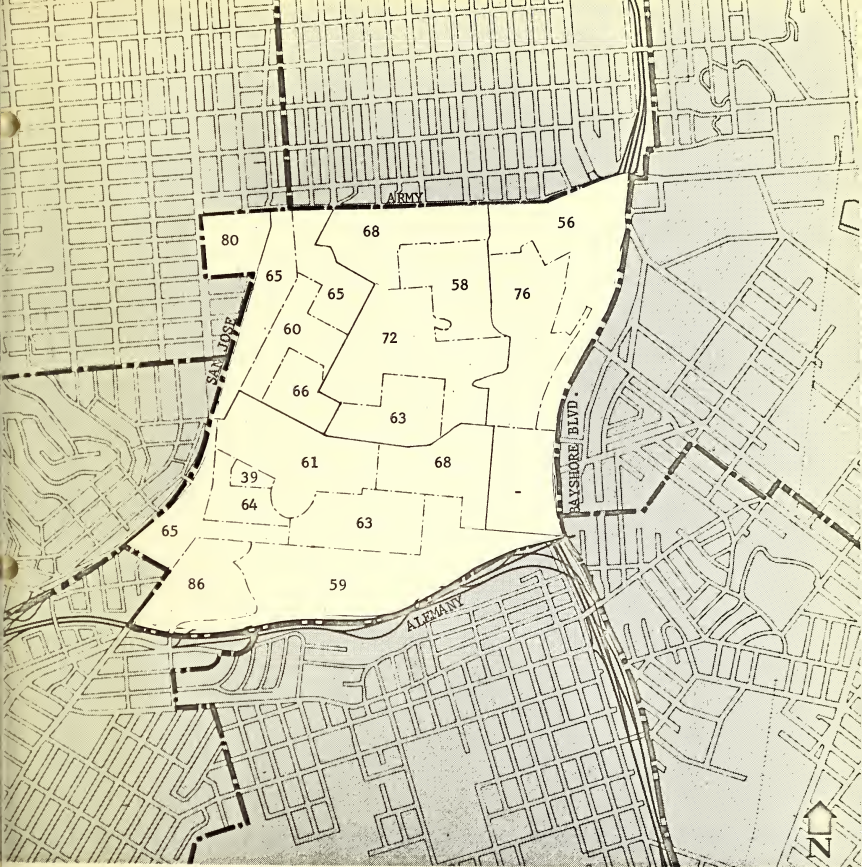
Programming Area 17

Source: 1960 U.S. Census

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COMMUNITY RENEWAL PROGRAM

17 107

CRP



AVERAGE RENT OF RENTAL HOUSING UNITS

Programming Area 17

Source: 1960 U.S. Census

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COMMUNITY RENEWAL PROGRAM

CRP



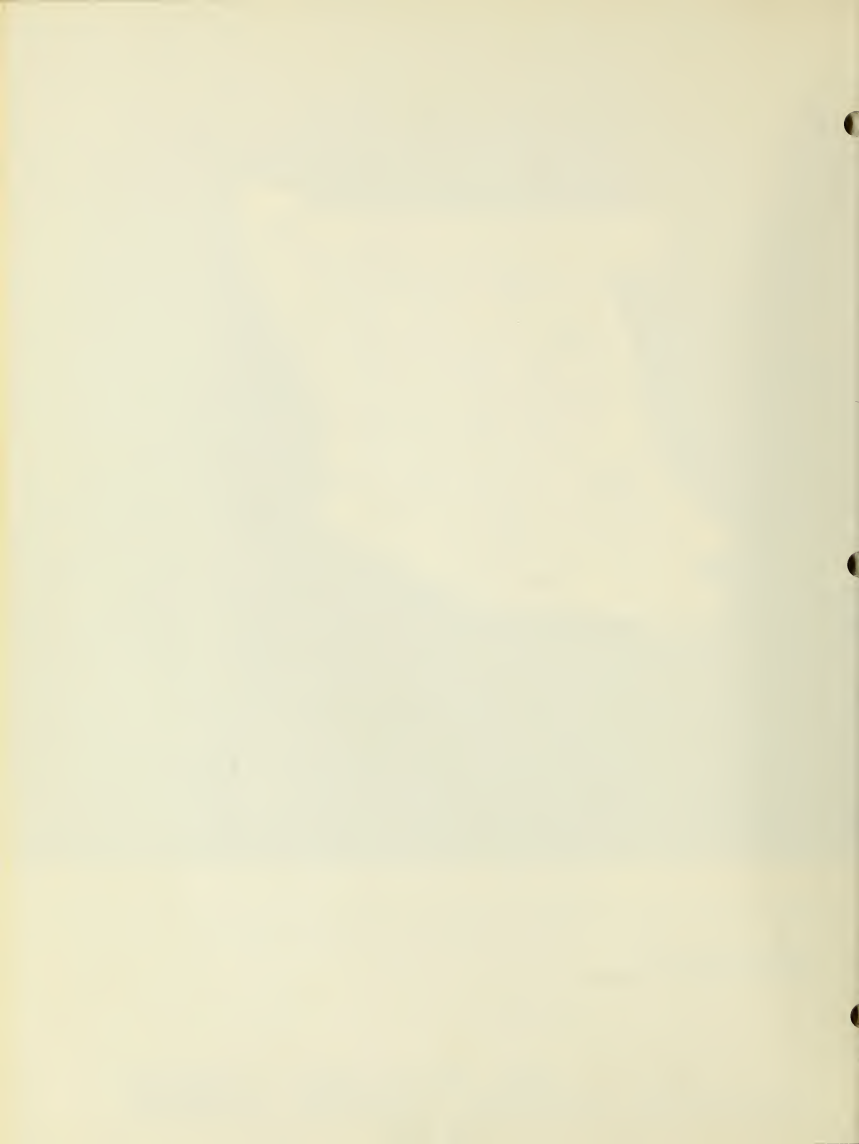
NEGROES AS A PER CENT OF POPULATION

Programming Area 17.

Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP



SECTION 5

POPULATION AND HOUSING TRENDS, 1950-1960, BY CENSUS TRACT

The information presented to this point has described conditions in the Programming Area as of one point in time. A dynamic view of the area has been missing. Yet, recent trends and relative rates of change are in many ways the most valuable indicators for renewal and development programming. A deteriorated area which is improving on its own naturally implies a quite different set of policies than a basically sound area which is declining rapidly.

For these reasons, Section 5 presents a series of measures of change between 1950 and 1960 for 31 population and housing variables. These data are presented on a Census Tract basis. (See the Area Definitions Section for the precise assignment of Tracts within this Programming Area.) The tables indicate for each variable: its 1950 value, its 1960 value, the 1950-1960

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net change, the 1950-1960 per cent change, and the "trend value 1970". This latter value is simply the result of the application of the 1950-1960 per cent change to the 1960-1970 period. This is in no way to be considered a "forecast" - it produces values that are often mutually conflicting and sometimes obviously meaningless. It is useful therefore only for purposes of comparison within more sophisticated estimating procedures.

Data were derived from 1950 and 1960 Census Tract publications for the San Francisco-Oakland Standard Metropolitan Statistical Area - PH C (1)-137 of the 1960 Census, and Volume III, Chapter 49 of the 1950 Census.

Calculations and presentations of data were made on an IBM 1620 Computer. The punch cards and computer program are on file at the San Francisco Department of City Planning.

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PROGRAMMING AREA 17

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	21319	23266	1947	9.1	25390
HOUSEHOLDS	6714	7439	725	10.7	8242
2. FAMILY COMP.					
FAMILIES	5945	5991	46	.7	6037
UNREL. INDIV.	1575	2143	568	36.0	2915
3. RACE					
WHITE	20822	20612	-210	-1.0	20404
NEGRO	210	1406	1196	569.5	9413
OTHER	287	1248	961	334.8	5426
4. AGE					
UNDER 21 YRS	6707	8535	1828	27.2	10861
65 YRS AND OVER	1674	2227	553	33.0	2962
21-64 YRS	12938	12485	-453	-3.5	12047
5. INCOME + EDUC.					
MEDIAN INCOME		NOT	A	V	A
MED. SCHOOL YRS.		NOT	A	V	A
LESS THAN HS EDUC.	8745	8262	-483	-5.5	7805
6. EMPLOYMENT STATUS					
LABOR FORCE	9069	9539	470	5.1	10033
P.C. UNEMPLOYED		NOT	A	V	A
P.C. WOMEN IN L.F.		NOT	A	V	A
7. OCCUPATION					
PROFESSION. + MGR.	1080	907	-173	-16.0	761
CLERICAL + SALES	2081	1724	-357	-17.1	1428
OTHER	5231	6125	894	17.0	7171

HOUSING

1. NUMBER					
HOUSING UNITS	6913	7757	844	12.2	8704
2. TENURE					
OWNER OCCUPIED	3937	4203	266	6.7	4486
RENTER OCCUPIED	2850	3236	386	13.5	3674
VACANT	213	318	105	49.2	474
3. CONDITION					
DILAP. OR LACK PLBG.	331	251	-80	-24.1	190
4. OCCUPANCY					
MED. PERSONS/UNIT	116	106	-10	-8.6	96
UNITS OVERCROWDED	676	837	161	23.8	1036
5. STRUCTURE TYPE					
SINGLE FAMILY	3899	4741	842	21.5	5764
2-4 UNITS	2581	2389	-192	-7.4	2211
5 OR MORE UNITS	433	627	194	44.8	907
6. RENT-VALUE					
MEDIAN RENT		NOT	A	V	A
MEDIAN VALUE		NOT	A	V	A

CENSUS TRACT M 1

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	2453	2861	408	16.6	3336
HOUSEHOLDS	719	878	159	22.1	1072
2. FAMILY COMP.					
FAMILIES	615	727	112	18.2	859
UNREL. INDIV.	190	188	-2	-1.0	186
3. RACE					
WHITE	2374	2380	6	.2	2386
NEGRO	32	280	248	775.0	2450
OTHER	47	201	154	327.6	859
4. AGE					
UNDER 21 YRS	863	1065	202	23.4	1314
65 YRS AND OVER	175	244	69	39.4	340
21-64 YRS	1415	1552	137	9.6	1702
5. INCOME + EDUC.					
MEDIAN INCOME	3333	5742	2409	72.2	9892
MED. SCHOOL YRS.	90	98	8	8.8	106
LESS THAN HS EDUC.	1045	972	-73	-6.9	904
6. EMPLOYMENT STATUS					
LABOR FORCE	1008	1216	208	20.6	1466
P.C. UNEMPLOYED	764	633	-131	-17.1	524
P.C. WOMEN IN L.F.	26	33	7	26.9	41
7. OCCUPATION					
PROFESSION. + MGR.	79	105	26	32.9	139
CLERICAL + SALES	248	262	14	5.6	276
OTHER	601	772	171	28.4	991

HOUSING

1. NUMBER					
HOUSING UNITS	742	916	174	23.4	1130
2. TENURE					
OWNER OCCUPIED	471	576	105	22.2	704
RENTER OCCUPIED	264	302	38	14.3	345
VACANT	22	38	16	72.7	65
3. CONDITION					
DILAP. OR LACK PLBG.	34	28	-6	-17.6	23
4. OCCUPANCY					
MED. PERSONS/UNIT	31	28	-3	-9.6	25
UNITS OVERCROWDED	93	103	10	10.7	114
5. STRUCTURE TYPE					
SINGLE FAMILY	480	600	120	25.0	750
2-4 UNITS	249	302	53	21.2	366
5 OR MORE UNITS	13	14	1	7.6	15
6. RENT-VALUE					
MEDIAN RENT	37	82	45	121.6	182
MEDIAN VALUE	7062	12600	5538	78.4	22480

CENSUS TRACT M 2

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	5408	5674	266	4.9	5953
HOUSEHOLDS	1723	1840	117	6.7	1964
2. FAMILY COMP.					
FAMILIES	1585	1475	-110	-6.9	1372
UNREL. INDIV.	360	552	192	53.3	846
3. RACE					
WHITE	5262	5191	-71	-1.3	5120
NEGRO	84	251	167	198.8	750
OTHER	62	232	170	274.1	868
4. AGE					
UNDER 21 YRS	1741	1995	254	14.5	2286
65 YRS AND OVER	463	548	85	18.3	648
21-64 YRS	3204	3131	-73	-2.2	3059
5. INCOME + EDUC.					
MEDIAN INCOME	3389	5530	2141	63.1	9023
MED. SCHOOL YRS.	89	98	9	10.1	107
LESS THAN HS EDUC.	2355	2162	-193	-8.1	1984
6. EMPLOYMENT STATUS					
LABOR FORCE	2320	2403	83	3.5	2488
P.C. UNEMPLOYED	789	866	77	9.7	950
P.C. WOMEN IN L.F.	29	32	3	10.3	35
7. OCCUPATION					
PROFESSION. + MGR.	233	177	-56	-24.0	134
CLERICAL + SALES	475	483	8	1.6	491
OTHER	1414	1522	108	7.6	1638

HOUSING

1. NUMBER					
HOUSING UNITS	1847	1943	96	5.1	2043
2. TENURE					
OWNER OCCUPIED	1066	1088	22	2.0	1110
RENTER OCCUPIED	732	752	20	2.7	772
VACANT	75	103	28	37.3	141
3. CONDITION					
DILAP. OR LACK PLBG.	113	61	-52	-46.0	32
4. OCCUPANCY					
MED. PERSONS/UNIT	29	27	-2	-6.8	25
UNITS OVERCROWDED	193	181	-12	-6.2	169
5. STRUCTURE TYPE					
SINGLE FAMILY	943	1336	393	41.6	1892
2-4 UNITS	827	555	-272	-32.8	372
5 OR MORE UNITS	77	52	-25	-32.4	35
6. RENT-VALUE					
MEDIAN RENT	34	73	39	114.7	157
MEDIAN VALUE	7208	11900	4692	65.0	19646

CENSUS TRACT M 3

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	4560	4457	-103	-2.2	4356
HOUSEHOLDS	1459	1474	15	1.0	1489
2. FAMILY COMP.					
FAMILIES	1225	1093	-132	-10.7	975
UNREL. INDIV.	510	668	158	30.9	874
3. RACE					
WHITE	4457	4058	-399	-8.9	3694
NEGRO	20	156	136	680.0	1216
OTHER	83	243	160	192.7	711
4. AGE					
UNDER 21 YRS	1342	1575	233	17.3	1848
65 YRS AND OVER	355	477	122	34.3	640
21-64 YRS	2863	2405	-458	-15.9	2020
5. INCOME + EDUC.					
MEDIAN INCOME	3000	4779	1779	59.3	7612
MED. SCHOOL YRS.	96	91	-5	-5.2	86
LESS THAN HS EDUC.	1935	1701	-234	-12.0	1495
6. EMPLOYMENT STATUS					
LABOR FORCE	2171	1953	-218	-10.0	1756
P.C. UNEMPLOYED	769	855	86	11.1	950
P.C. WOMEN IN L.F.	32	37	5	15.6	42
7. OCCUPATION					
PROFESSION. + MGR.	337	250	-87	-25.8	185
CLERICAL + SALES	486	80	-406	-83.5	13
OTHER	1175	1456	281	23.9	1804

HOUSING

1. NUMBER					
HOUSING UNITS	1486	1551	65	4.3	1618
2. TENURE					
OWNER OCCUPIED	607	605	-2	-.3	603
RENTER OCCUPIED	831	869	38	4.5	908
VACANT	54	77	23	42.5	109
3. CONDITION					
DILAP. OR LACK PLBG.	116	121	5	4.3	126
4. OCCUPANCY					
MED. PERSONS/UNIT	27	24	-3	-11.1	21
UNITS OVERCROWDED	138	175	37	26.8	221
5. STRUCTURE TYPE					
SINGLE FAMILY	582	624	42	7.2	669
2-4 UNITS	764	754	-10	-1.3	744
5 OR MORE UNITS	140	173	33	23.5	213
6. RENT-VALUE					
MEDIAN RENT	35	74	39	111.4	156
MEDIAN VALUE	7441	12400	4959	66.6	20663



CENSUS TRACT M 4

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
--	---------------	---------------	---------------	--------------------	------------------------

POPULATION

1. NUMBER					
POPULATION	8898	10274	1376	15.4	11862
HOUSEHOLDS	2813	3247	434	15.4	3747
2. FAMILY COMP.					
FAMILIES	2520	2696	176	6.9	2884
UNREL. INDIV.	515	735	220	42.7	1048
3. RACE					
WHITE	8729	8983	254	2.9	9244
NEGRO	74	719	645	871.6	6985
OTHER	95	572	477	502.1	3444
4. AGE					
UNDER 21 YRS	2761	3900	1139	41.2	5508
65 YRS AND OVER	681	958	277	40.6	1347
21-64 YRS	5456	5397	-59	-1.0	5338
5. INCOME + EDUC.					
MEDIAN INCOME	3463	5241	1778	51.3	7931
MED. SCHOOL YRS.	98	104	6	6.1	110
LESS THAN HS EDUC.	3410	3427	17	.4	3444
6. EMPLOYMENT STATUS					
LABOR FORCE	3570	3967	397	11.1	4408
P.C. UNEMPLOYED	591	524	-67	-11.3	464
P.C. WOMEN IN L.F.	28	33	5	17.8	38
7. OCCUPATION					
PROFESSION. + MGR.	431	375	-56	-12.9	326
CLERICAL + SALES	872	899	27	3.0	926
OTHER	2041	2375	334	16.3	2763

HOUSING

1. NUMBER					
HOUSING UNITS	2838	3347	509	17.9	3947
2. TENURE					
OWNER OCCUPIED	1793	1934	141	7.8	2086
RENTER OCCUPIED	1023	1313	290	28.3	1685
VACANT	62	100	38	61.2	161
3. CONDITION					
DILAP. OR LACK PLBG.	68	41	-27	-39.7	24
4. OCCUPANCY					
MED. PERSONS/UNIT	29	27	-2	-6.8	25
UNITS OVERCROWDED	252	378	126	50.0	567
5. STRUCTURE TYPE					
SINGLE FAMILY	1894	2181	287	15.1	2511
2-4 UNITS	741	778	37	4.9	816
5 OR MORE UNITS	203	388	185	91.1	741
6. RENT-VALUE					
MEDIAN RENT	36	68	32	88.9	129
MEDIAN VALUE	9119	13100	3981	43.6	18818

SECTION 6

IMPROVEMENT AND CONSTRUCTION ACTIVITY INDICATORS , BY CENSUS TRACT

While the information from Section 5 is helpful in determining the kinds of changes that are taking place in housing throughout San Francisco, it does not provide sufficient information about the process of building improvement and new construction. These activities are, of course, central to renewal strategy planning, and knowledge of up-to-date changes is of prime importance.

To obtain such information a sample survey of building permit applications was undertaken as a part of the CRP study. The survey data has been aggregated on a Census Tract basis and is presented on two sets of tables to follow. The first deals with improvements to existing residential structures. The sample for this set included all permits for improvement on one day of each month in 1962, 1963, and 1964; the first working day in January, the

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second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.

b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.

c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).

b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.

2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.

3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

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4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.

5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.

6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.

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PROGRAMMING AREA 17

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	31.0	28.6	0.0	6.0	53.6	59.6
HOUSING UNITS						
AFFECTED	42	24	0	5	61	66
AVE. \$ PER						
UNITS AFFECTED	739.	1192.	0.	1200.	880.	904.
PER CENT OF						
UNITS AFFECTED	63.6	36.3	0.0	7.5	92.4	100.0
\$/100 1960						
HOUSING UNITS	400.	368.	0.	77.	692.	769.
UNITS AFFECTED/						
100 1960 UNITS	.541	.309	0.000	.064	.786	.850

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT M 1

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED (IN THOUSANDS)	5.0	4.8	0.0	0.0	9.8	9.8
HOUSING UNITS AFFECTED	10	11	0	0	21	21
AVE. \$ PER UNITS AFFECTED	502.	436.	0.	0.	467.	467.
PER CENT OF UNITS AFFECTED	47.6	52.3	0.0	0.0	100.0	100.0
\$/100 1960 HOUSING UNITS	548.	524.	0.	0.	1072.	1072.
UNITS AFFECTED/ 100 1960 UNITS	1.091	1.200	0.000	0.000	2.292	2.292

CENSUS TRACT M 2

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED (IN THOUSANDS)	5.0	7.5	0.0	3.5	9.0	12.5
HOUSING UNITS AFFECTED	5	6	0	3	8	11
AVE. \$ PER UNITS AFFECTED	1013.	1252.	0.	1166.	1135.	1143.
PER CENT OF UNITS AFFECTED	45.4	54.5	0.0	27.2	72.7	100.0
\$/100 1960 HOUSING UNITS	260.	386.	0.	180.	467.	647.
UNITS AFFECTED/ 100 1960 UNITS	.257	.308	0.000	.154	.411	.566

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT M 3

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED (IN THOUSANDS)	6.4	6.0	0.0	2.0	10.4	12.4
HOUSING UNITS AFFECTED	4	2	0	1	5	6
AVE. \$ PER UNITS AFFECTED	1616.	3000.	0.	2000.	2093.	2077.
PER CENT OF UNITS AFFECTED	66.6	33.3	0.0	16.6	83.3	100.0
\$/100 1960 HOUSING UNITS	416.	386.	0.	128.	674.	803.
UNITS AFFECTED/ 100 1960 UNITS	.257	.128	0.000	.064	.322	.386

CENSUS TRACT M 4

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED (IN THOUSANDS)	14.5	10.3	0.0	.5	24.3	24.8
HOUSING UNITS AFFECTED	23	5	0	1	27	28
AVE. \$ PER UNITS AFFECTED	631.	2060.	0.	500.	900.	886.
PER CENT OF UNITS AFFECTED	82.1	17.8	0.0	3.5	96.4	100.0
\$/100 1960 HOUSING UNITS	433.	307.	0.	14.	726.	741.
UNITS AFFECTED/ 100 1960 UNITS	.687	.149	0.000	.029	.806	.836

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

PROGRAMMING AREA 17

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	569.7	311.6	438.0	1319.3
UNITS CONSTRUCTED	36.	32.	34.	102.
AVE. \$/UNIT	15825.	9737.	12882.	12934.
PCT. OF UNITS	35.2	31.3	33.3	100.0
\$/100 1960 UNITS	7344.	4017.	5646.	17007.
UNITS/100 1960 UNITS	.464	.412	.438	1.314

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT M 1

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	241.8	79.5	0.0	321.3
UNITS CONSTRUCTED	17.	8.	0.	25.
AVE. \$/UNIT	14223.	9937.	0.	12852.
PCT. OF UNITS	68.0	32.0	0.0	100.0
\$/100 1960 UNITS	26397.	8679.	0.	35076.
UNITS/100 1960 UNITS	1.855	.873	0.000	2.729

CENSUS TRACT M 2

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	133.9	31.1	250.0	415.0
UNITS CONSTRUCTED	8.	2.	12.	22.
AVE. \$/UNIT	16737.	15550.	20833.	18863.
PCT. OF UNITS	36.3	9.0	54.5	100.0
\$/100 1960 UNITS	6891.	1600.	12866.	21358.
UNITS/100 1960 UNITS	.411	.102	.617	1.132

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT M 3

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	157.0	50.0	207.0
UNITS CONSTRUCTED	0.	18.	6.	24.
AVE. \$/UNIT	0.	8722.	8333.	8625.
PCT. OF UNITS	0.0	75.0	25.0	100.0
\$/100 1960 UNITS	0.	10122.	3223.	13346.
UNITS/100 1960 UNITS	0.000	1.160	.386	1.547

CENSUS TRACT M 4

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	194.0	44.0	138.0	376.0
UNITS CONSTRUCTED	11.	4.	16.	31.
AVE. \$/UNIT	17636.	11000.	8625.	12129.
PCT. OF UNITS	35.4	12.9	51.6	100.0
\$/100 1960 UNITS	5796.	1314.	4123.	11233.
UNITS/100 1960 UNITS	.328	.119	.478	.926

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



SECTION 7

PUBLIC FACILITIES

The following map and table show the public facilities which existed within the Programming Area as of January 1965. The location of these facilities in relation to housing and social problem areas point out focal points for improvement. Analysis of these locations and types is of great benefit, therefore, in the renewal programming process.

Under the CRP a series of detailed studies of public facilities and proposed capital improvements were undertaken by the Arthur D. Little, Inc. staff. The inventory information in this section represents only a small part of this work. The remainder will be published in a limited number of copies and will be on file with the San Francisco Department of City Planning under the title: Capital Facility Analysis for Renewal Programming.

Arthur D. Little, Inc.



PUBLIC FACILITIES, 1965

Programming Area 17

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

17 127

CRP

PROGRAMMING AREA 17

EXISTING FACILITIES

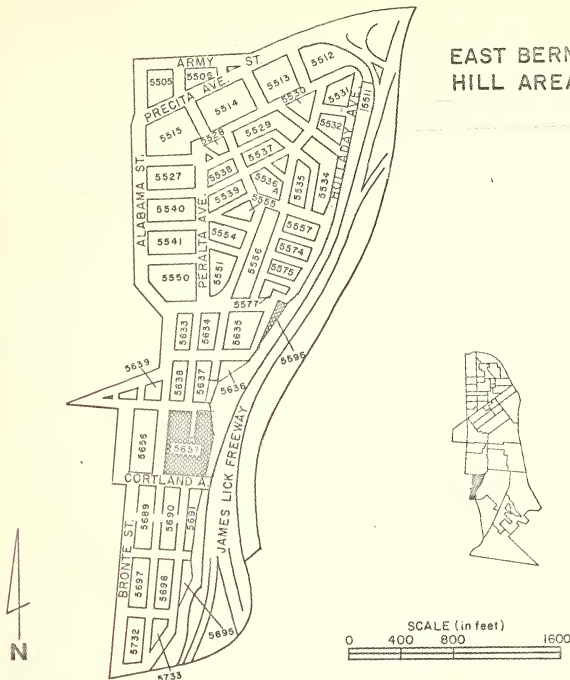
CODE	NAME	BLOCK NUMBER	CRP NEIGH	ACRES	EMPLOY MENT
FD 32	ENGINE CO THIRTY TWO	5720	88	.10	15
ES 54	LECONTE ELEM SCHOOL	5503	85	1.47	46
ES 73	PAUL REVERE ELEM SCHOOL	5702	87	.80	37
ES 74	PAUL REVERE ANNEX ELEM	5728	87	.72	0
ES 79	JUNIPERO SERRA ELEM SCL	5718	88	.80	25
LB 3	BERNAL LIBRARY	5707	88	.12	1
RP 74	BERNAL PARK	5516	85	2.10	0
RP 75	COSO SQUARE	5517	85	.25	0
RP 76	HOLLY PARK	5714A	88	7.50	0
RP 78	BERNAL RECREATION CTR	5707	88	.75	0
RP 82	ST MARYS PARK	5801	87	13.53	0
TOTAL				28.14	124

SECTION 8

COMMERCIAL AND INDUSTRIAL
CONDITION CLASSIFICATION SURVEY

THE
JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE

EAST BERNAL HILL AREA



CONDITION OF STRUCTURES

LEGEND

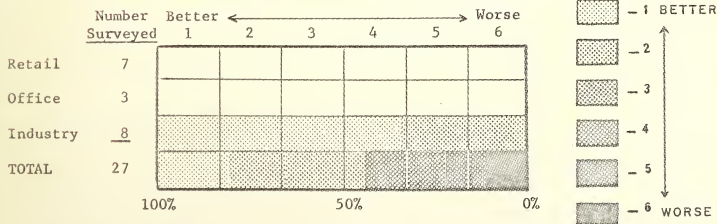


FIGURE 36

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CITY :
DEPT. :
S.F.
(RING)

EAST BERNAL HILL AREATABLE 40-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

<u>Activity</u>	<u>1947</u>	<u>1963</u>	<u>1977</u>
Office	.02	.61	.61
Public & Institutional	.40	0	0
Retail	1.52	5.93	5.95
Wholesale	0	0	0
Utilities	0	0	0
Light Industry	2.81	2.21	1.16
Medium Industry	1.72	1.44	1.08
Heavy Industry	.68	.47	.16
Garages & Used Car Lots	.06	0	0
Parking	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>7.21</u>	<u>10.66</u>	<u>8.96</u>

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 40-BIndustrial Profile

<u>Industry</u>	<u>Survey Empl.</u>	<u>Firms with 10+ Employees</u>		<u>Land Area (sq. ft.)</u>	<u>Floor Space (sq. ft.)</u>	<u>Condition Classi- fication</u>
		<u>No. of Firms</u>	<u>No. of Empl.</u>			
Grocery Wholesalers	15	0	0	1,300	7,500	1
Misc. Wholesalers	8	0	0	28,500	18,500	2
General Contractors	41	0	0	8,500	5,300	5
Misc. Manufacturing	36	0	0	42,300	33,500	4
Chemicals						
Manufacturing	41	0	0	28,500	31,000	3
Building Materials						
Retail	19	0	0	9,300	26,300	3
Eating & Drinking						
Places	6	0	0	16,600	10,000	3
Misc. Retail Stores	38	0	0	51,100	62,700	3

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 40-C

Condition of Structure by Industry

<u>Industry</u>	<u>Condition Classification</u>					
	1	2	3	4	5	6
Grocery Wholesalers	Floor Space	7,500				
	Employment	15				
Misc. Wholesalers	Floor Space		15,000			3,500
	Employment		6			2
General Contractors	Floor Space	1,500				3,800
	Employment	35				6
Misc. Manufacturing	Floor Space		3,500	30,000		
	Employment		15	21		
Chemicals						
Manufacturing	Floor Space		31,000			
	Employment		41			
Building Materials						
Retail	Floor Space		15,000	3,800		7,500
	Employment		15	2		2
Eating & Drinking						
Places	Floor Space		10,000			
	Employment		6			
Misc. Retail						
Stores	Floor Space		34,000	28,700		
	Employment		23	15		

Source: Field Survey, Arthur D. Little, Inc.

NOTE: Floor space expressed in square feet

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TABLE 40-D

Area Profile by Condition Classification

<u>Classification</u>		<u>Employment</u>		<u>Land Area</u>		<u>Floor Space</u> (sq. ft.)	
		<u>No.</u>	<u>Percentage</u>	<u>Amount</u>	<u>Percentage</u>	<u>Amount</u>	<u>Percentage</u>
Better	1	79	29	148,000	37	35,000	13
↑	2	6	2	20,500	5	15,000	6
to	3	108	40	143,500	36	104,000	39
↓	4	38	14	33,500	8	62,500	23
	5	37	14	45,000	11	33,500	12
Worse	6	2	1	9,000	2	18,500	7
Not	7	2		13,000		3,500	
Graded	8	0		0		0	
Totals		<u>272</u>	<u>100</u>	<u>412,500</u>	<u>100</u>	<u>272,000</u>	<u>100</u>

Source: Field Survey, Arthur D. Little, Inc.,

TABLE 40-E

Structure Profile

<u>Structure Type</u>	<u>Land Area</u> (sq. ft.)	<u>Total</u> <u>Floor Space</u> (sq. ft.)	<u>Vacant</u> <u>Floor Space</u> (sq. ft.)
Office	13,000	15,000	0
Retail	4,500	3,500	0
Industry	335,000	215,500	0
Special	<u>60,000</u>	<u>38,000</u>	<u>0</u>
Totals	<u>412,500</u>	<u>272,000</u>	<u>0</u>

Source: Field Survey, Arthur D. Little, Inc.,

Arthur D. Little, Inc.



TABLE 40-FBlock Profile

<u>Block Number</u>	<u>Av. Weighted Condition Classification</u>	<u>Employment</u>	<u>Land Area in Use (sq. ft.)</u>	<u>Floor Space (sq. ft.)</u>	<u>Vacancy</u>	
					<u>Floor Space (sq. ft.)</u>	<u>Percentage</u>
5533	3	41	130,500	35,000	0	0
5573	6	14	17,000	26,000	0	0
5576	0	2	13,000	3,500	0	0
5596	4	150	147,000	140,500	0	0
5657	4	42	74,500	48,500	0	0
5691	4	21	26,000	15,000	0	0
5693	4	2	4,500	3,500	0	0

Source: Field Survey, Arthur D. Little, Inc.,

Arthur D. Little, Inc.





